

## **CHAPTER 22.104 - SALINAS RIVER PLANNING AREA**

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### **Sections:**

- 22.104.010 - Purpose and Applicability
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- 22.104.030 - Combining Designation Standards
- 22.104.040 - Rural Area Standards
- 22.104.050 - Garden Farms Village Area Standards
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### **22.104.010 - Purpose and Applicability**

This Chapter provides standards for proposed development and new land uses that are specific to the Salinas River planning area defined by the Land Use Element. These standards apply to proposed development and new land uses as provided by Section 22.90.020 (Applicability), and are organized according to the specific areas and/or land use categories within the planning area to which they apply.

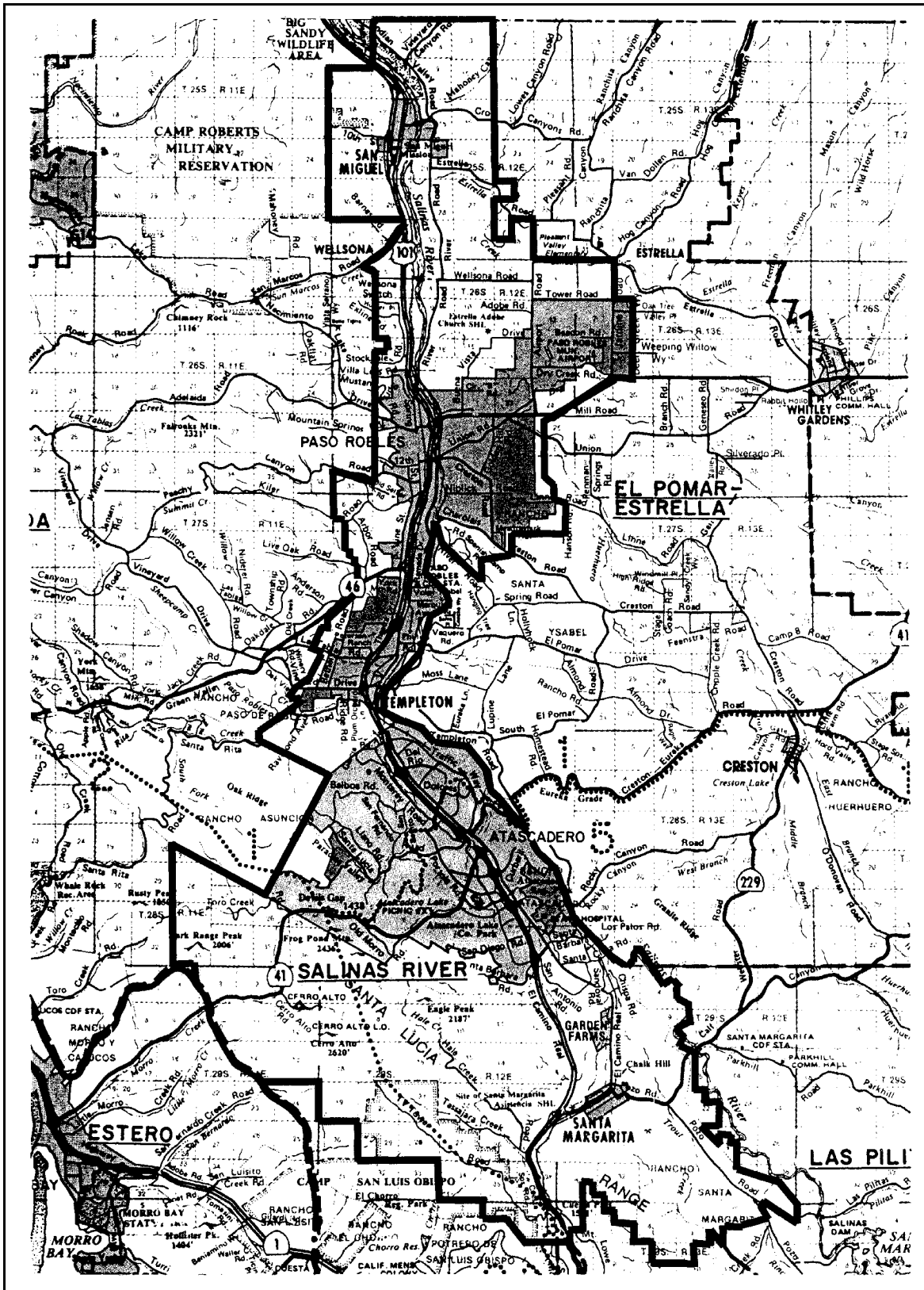
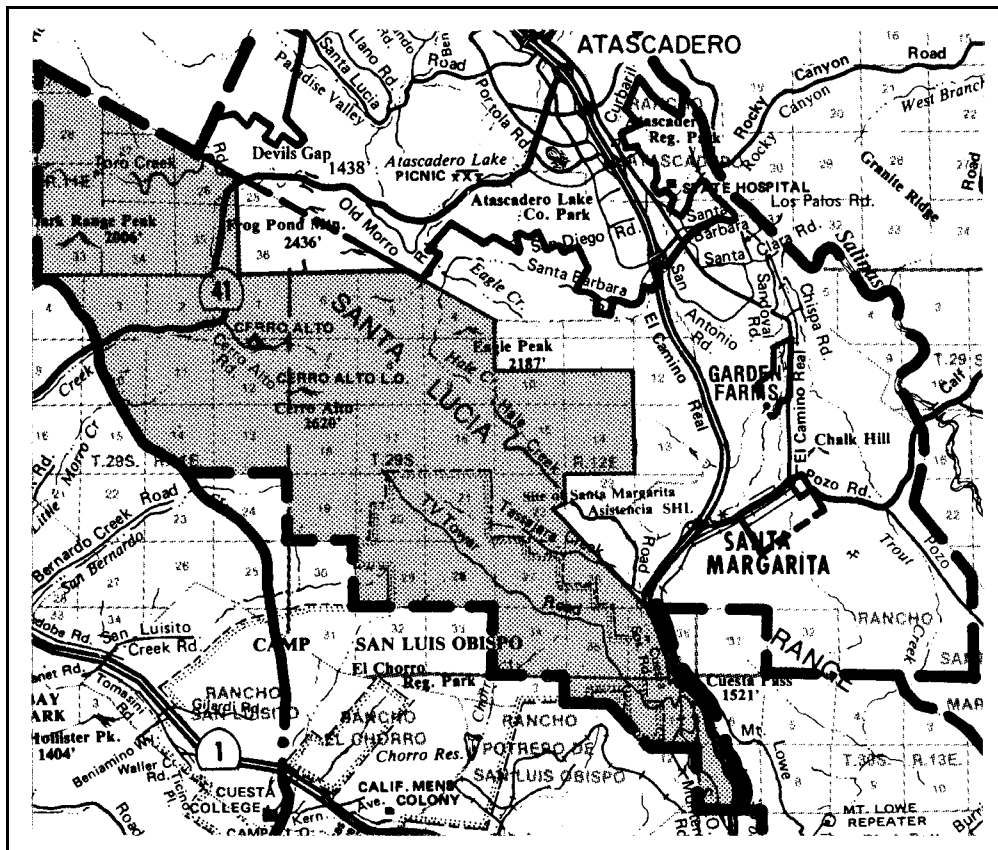


Figure 104-1 - Salinas River Planning Area

**22.104.020 - Areawide Standards**

The following standards apply throughout the Salinas River planning area, as shown in Figure 104-1, or in the sub-areas listed below.

- A. Santa Lucia Mountains - Coordination of land divisions.** Proposed discretionary permits and land divisions within the area in the Santa Lucia Mountains shown in Figure 104-2 will be referred by the County to the U.S. Forest Service for review and comment.



**Figure 104-2 - Santa Lucia Mountains - Rural**

- B. Planning impact areas.** The following standards apply within the planning impact areas of the cities of Paso Robles and Atascadero, shown in Figures 104-3 and 104-4. These areas are not intended to be considered as a basis for annexation or establishing spheres of influence.
- 1. Application referral.** Discretionary permit and General Plan amendment applications shall be referred to the cities of El Paso de Robles or Atascadero as applicable for review and comment.

2. **Development impacts.** Discretionary projects with potential impacts that are associated with and that include, but are not limited to, water quantity and quality, drainage, erosion and sedimentation, traffic and circulation and cumulative impacts, shall be addressed as subjects for additional review as part of the environmental review process.
3. **Consistency with City Plans.** Improvements and/or offers of dedication consistent with City plans shall be considered and may be required for projects depending on the location, scale of the proposed development and an appropriate and feasible connection between the proposed development and the improvement.

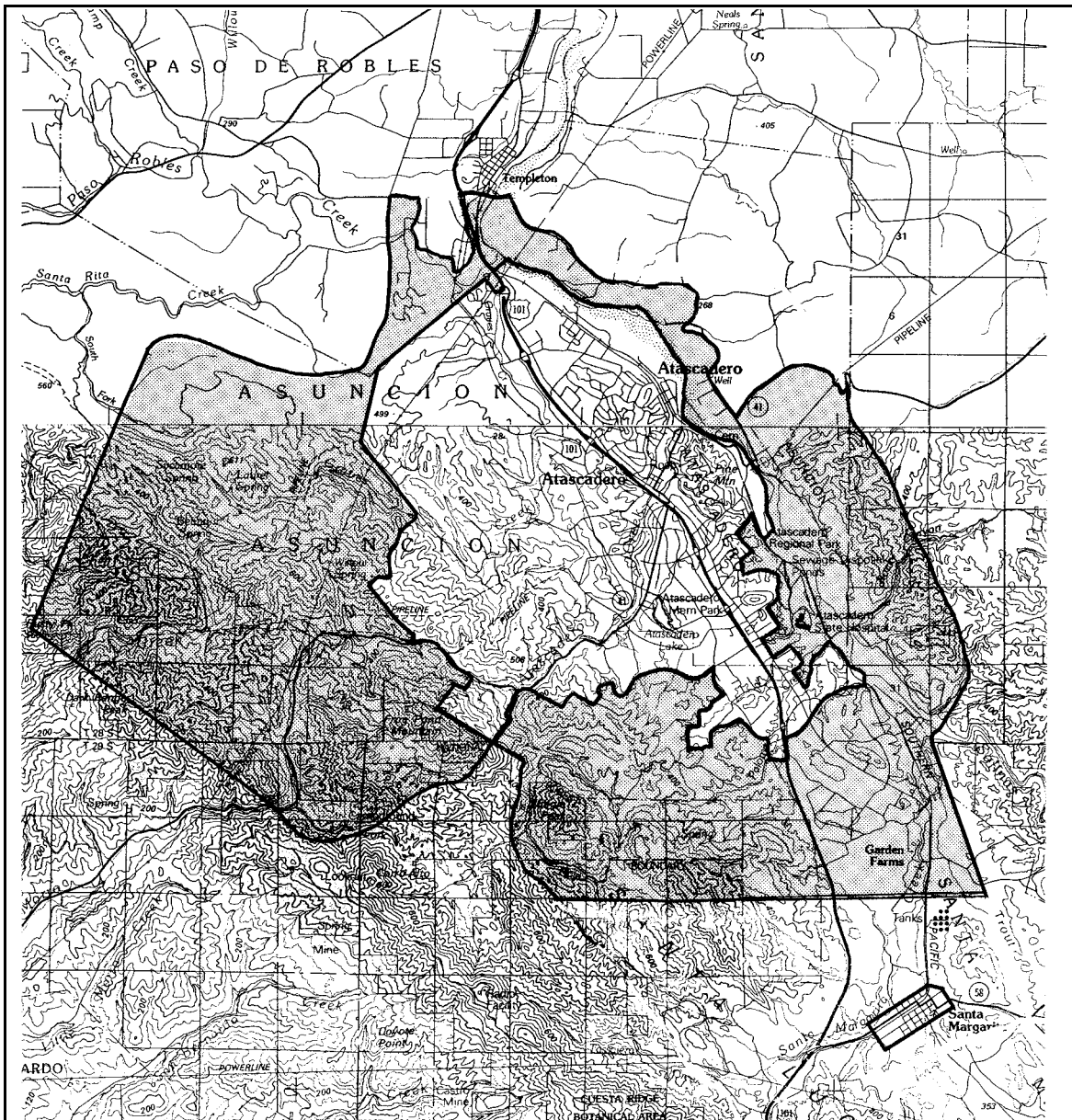


Figure 104-3 - Atascadero Planning Impact Area

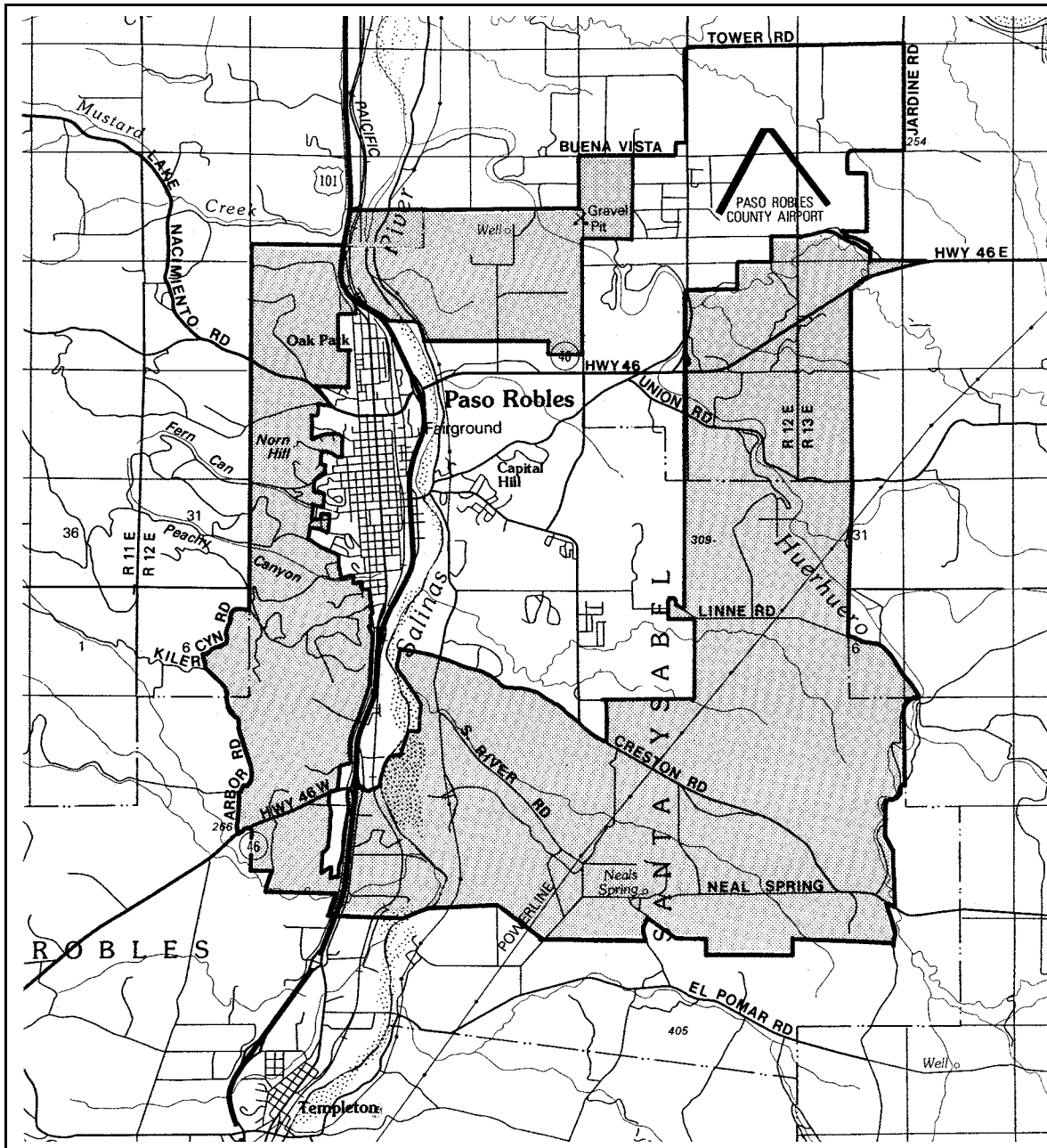


Figure 104-4 - Paso Robles Planning Impact Area

- C. Open space preservation.** The following standards apply to land where important physical, biological, visual or historic resources are identified both on-site and on adjacent properties, to offer incentives and encourage such measures as cluster land divisions that will leave such resources in permanent open space.

***Guideline:** New land divisions should retain land in open space that will preserve oak woodlands, riparian and other important biological habitats, physical landmarks, prime agricultural, visual and historic areas.*

1. **Cluster land division incentive.** Cluster divisions of land may utilize an open space parcel area that is smaller than otherwise required by Chapter 22.22 where an important biological habitat, riparian creek corridor, scenic site or historic place is identified through the application's review process. The size of the open space area may be determined by a biological, visual or other applicable analysis of the area in question. The analysis shall identify the area necessary to maintain open space or to preserve the features of the applicable resource while not impeding its natural function.
  2. **Lot Line Adjustments.** In cases where land that is intended for development includes more than one legal lot, the lot lines may be adjusted to concentrate development in suitable areas and leave other areas undeveloped and subject to open space or conservation easements.
- D. Salinas River resource protection.** Within the Salinas River floodplain as defined by the Flood Hazard combining designation shown on the official maps in both rural and urban areas, discretionary permits and land divisions shall protect the habitats and resource integrity of the floodplain. Development shall be designed and located to protect the river as a water resource and to maintain the natural features and habitats within the floodplain.
- E. Prime agricultural areas - Prime soils retention.** New development on land that is classified by the Soil Conservation Service as prime, Class I or II soil if irrigated, shall be designed to minimize the loss of prime agricultural soils for potential agricultural use by selective placement of buildings and new parcels.
- F. Other land of agricultural value - Soils retention.** New development on land that has existing agricultural production or that is classified by the Soil Conservation Service as Class III and IV soils shall be designed to minimize the loss of soils for potential agricultural use by selective placement of buildings and new parcels.
- G. Transit-oriented standards.** Minor Use Permit, Conditional Use Permit and subdivision applications shall provide a design and site development that is consistent with the following standards, where applicable for implementing the County Circulation Element and the Regional Transportation Plan:
1. Where determined appropriate by the Regional Transit Agency, subdivisions or development of 50 or more housing units shall provide pedestrian access to a bus stop along the closest major arterial or collector and fund their share of one shelter or bus stop per one-half mile of that roadway.

2. Employment centers (100 jobs or more) shall provide one shelter and bus stop pullout within one-quarter mile of the project and assure pedestrian access to the transit facility. Whenever employment densities are expected to exceed 50 jobs per acre, up to a 20 percent reduction in the number of required parking spaces may be allowed for a project.
3. Transit facilities shall be integrated into new development and be usable for different forms of transportation (bike, walking and car) whenever possible, with spacing to provide easy access without unduly impacting route times.
4. On-site services are encouraged as appropriate within projects, including child care, personal services, cafes, pharmacy and convenience stores, depending on the size of the project.

**H. Highway corridor design standards.** The purpose of the highway corridor design standards is to provide public views of:

- scenic vistas and backdrops containing varied topography including ridgelines and rock features,
- significant stands of trees and wildflowers, and
- natural landmarks, historic buildings and pastoral settings.

The following standards are intended to expedite the permit process for projects which maintain scenic views and the rural character along portions of Highways 41 and 101, while providing opportunities to use other design solutions through a discretionary review process to achieve scenic goals. Only residential structures, residential accessory buildings, residential access roads, specified agricultural accessory buildings and signs are governed by these standards. All other uses and structures, such as agricultural roads and nursery specialties, are not subject to the following process. [Amended 1996, Ord. 2776]

The following standards also apply to certain hillside and hilltop locations on the east and west sides of those highways that have been determined to contain particular scenic value, as shown in Figures 104-5 through 104-16.

1. **Permit requirements.** For developments that choose to comply with the provisions of Subsections H.2.c through H.2.i, Zoning Clearance is required for residential structures, residential accessory buildings and residential access roads to review conformance with Subsections H.2.c through H.2.i. Projects that do not choose to comply with Subsections H.2.c through H.2.i are required to apply for a Minor Use Permit, or a Conditional Use Permit if otherwise required by Section 22.06.030 (Allowable Land Uses and Permit Requirements).

Within the Highway corridors (limited to the first 300 feet) shown in Figures 104-5 through 104-16, Zoning Clearance approval (with a confirming site visit) is also required for agricultural accessory buildings larger than 600 square feet, individually or cumulatively, and having one or more of the following: a roof pitch of less than 3:12, unarticulated wall surfaces and/or service entrances facing the highway.

If the Zoning Clearance application cannot be approved in compliance with Subsections H.2.c through H.2.i, the applicant may choose to convert the application to a Minor Use Permit application, with the applicant paying the difference in application fees.

**2. Zoning Clearance requirements.** Zoning Clearance applications for sites within or partially within the highway corridors shown in Figures 104-5 through 104-16 shall comply with the following, in addition to other applicable standards:

- a. Site visit required.** The Zoning Clearance application shall be subject to two site visits; one during the time of application review to confirm that conditions on the site correspond to information provided in the application, and the other prior to final building inspection to confirm that the building and site improvements agree with the approved plan. (Planting of required landscaping improvements may be delayed up to 90 days after final building inspection when installation is guaranteed by bond.)
- b. Exemption.** An exemption from Subsections H.2.c through H.2.i may be granted if documentation is provided that the project will not be visible from the applicable highway corridor. Such documentation shall at minimum provide topographic contours (referenced to sea level), and building elevations with preliminary grading and building plans. A visual analysis of the project's location may be useful to facilitate a decision.

If conformance with these standards would unavoidably impact a biological habitat, the Director may waive the applicable standard.



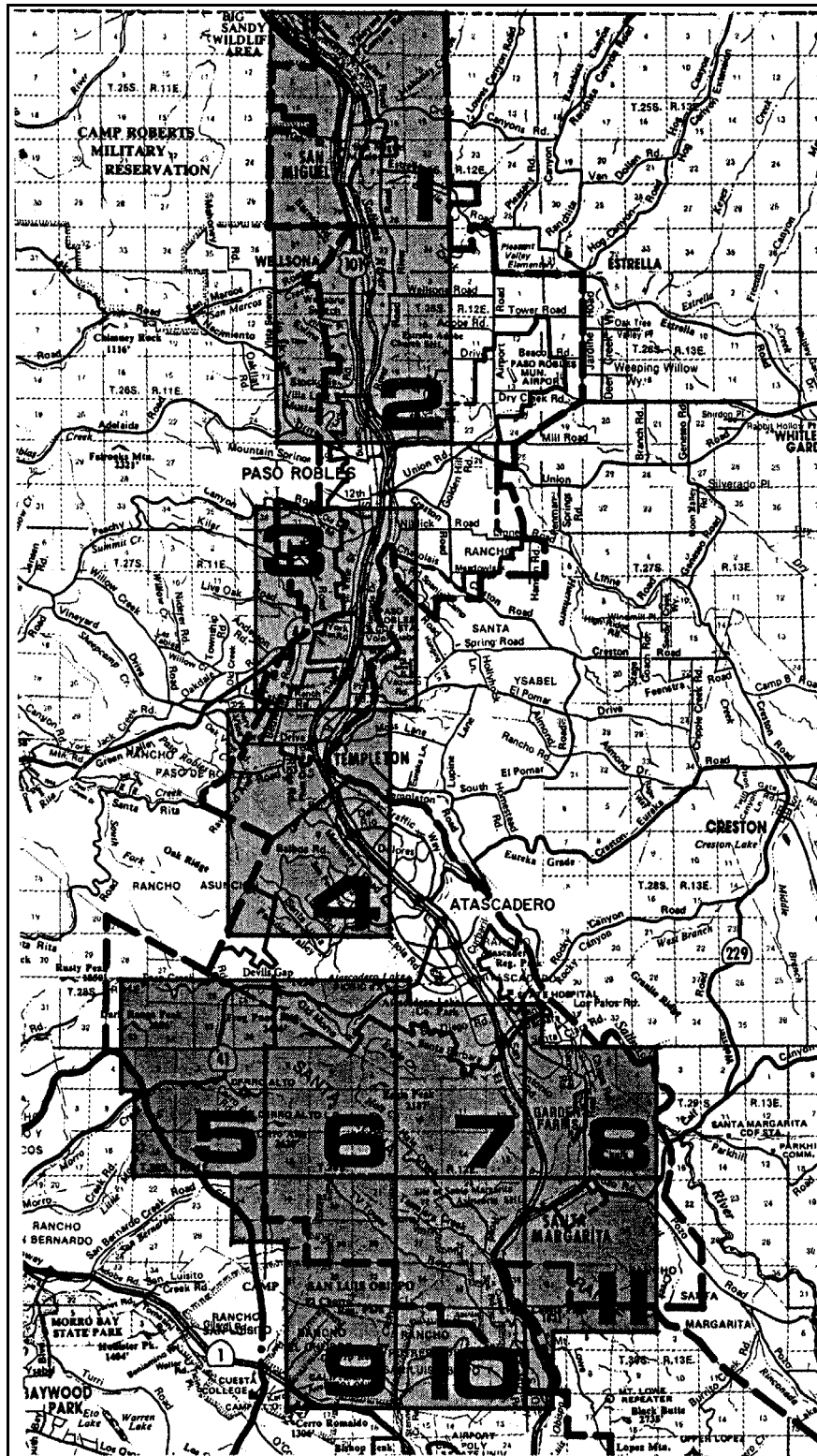


Figure 104-5: Highway Corridor Index

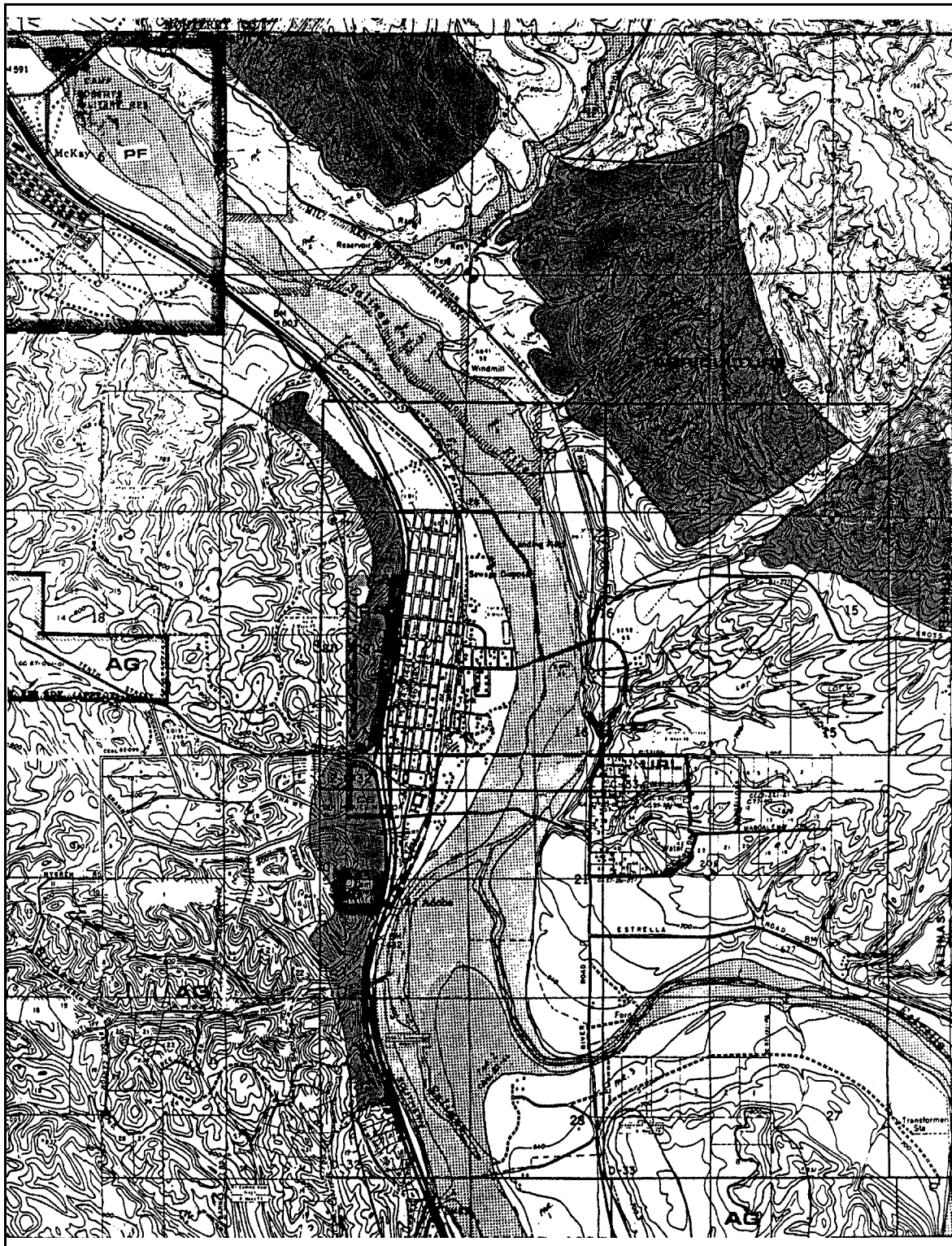


Figure 104-6 - Area 1 - San Miguel - Highway Corridor Design Standards

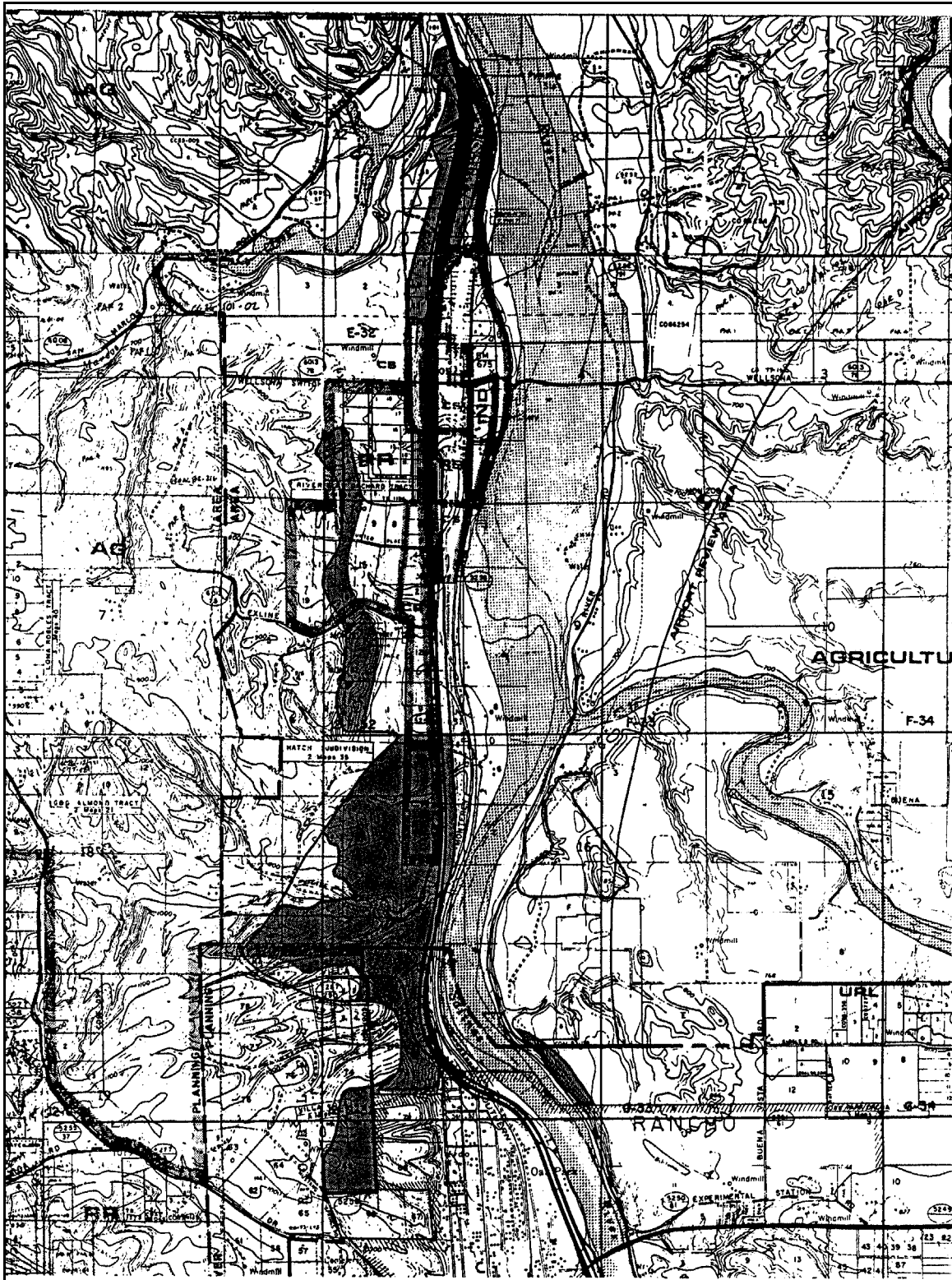


Figure 104-7 - Area 2 - Wellsona - Highway Corridor Design Standards

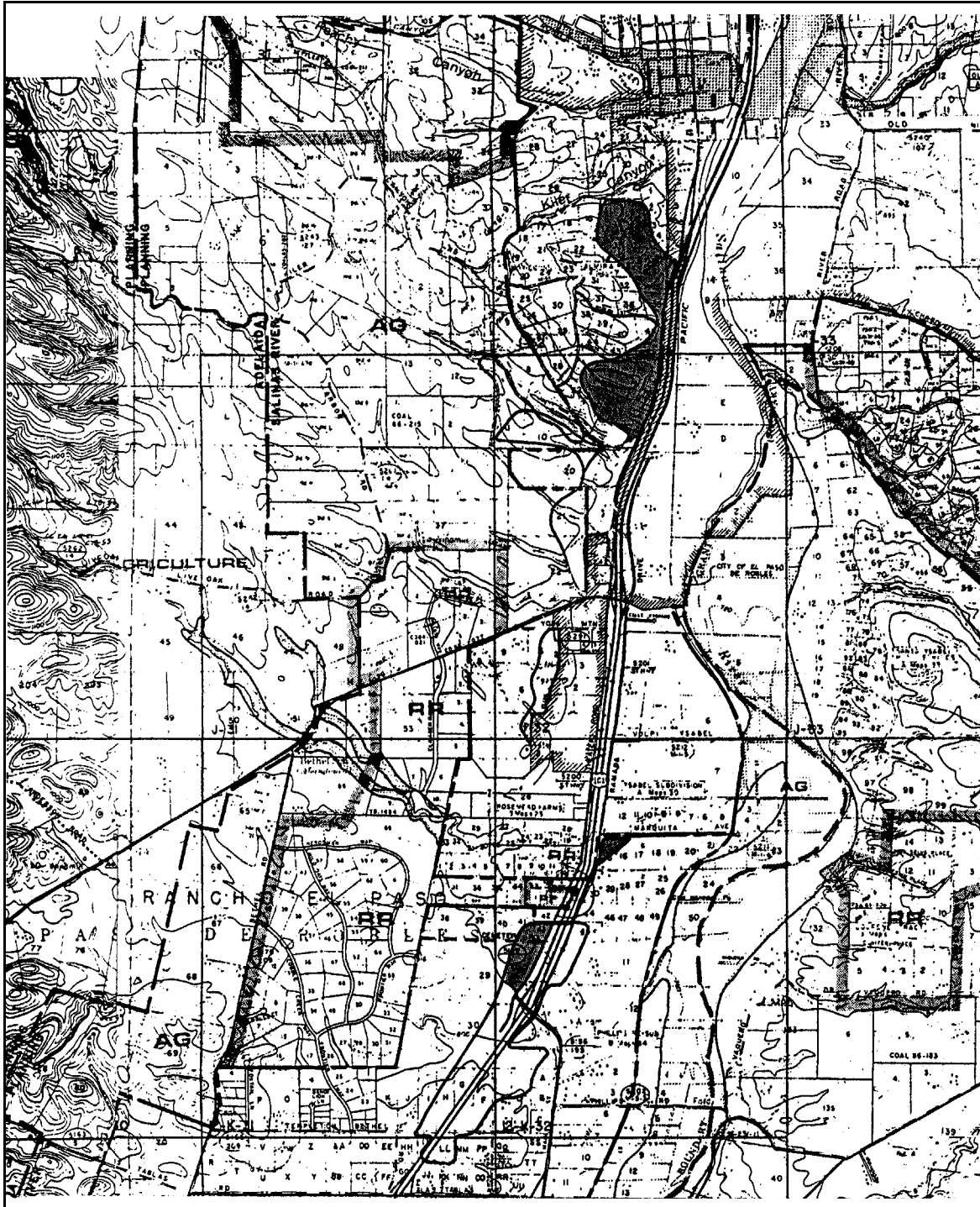


Figure 104-8 - Area 3 - South Paso Robles/North Templeton - Highway Corridor Design Standards

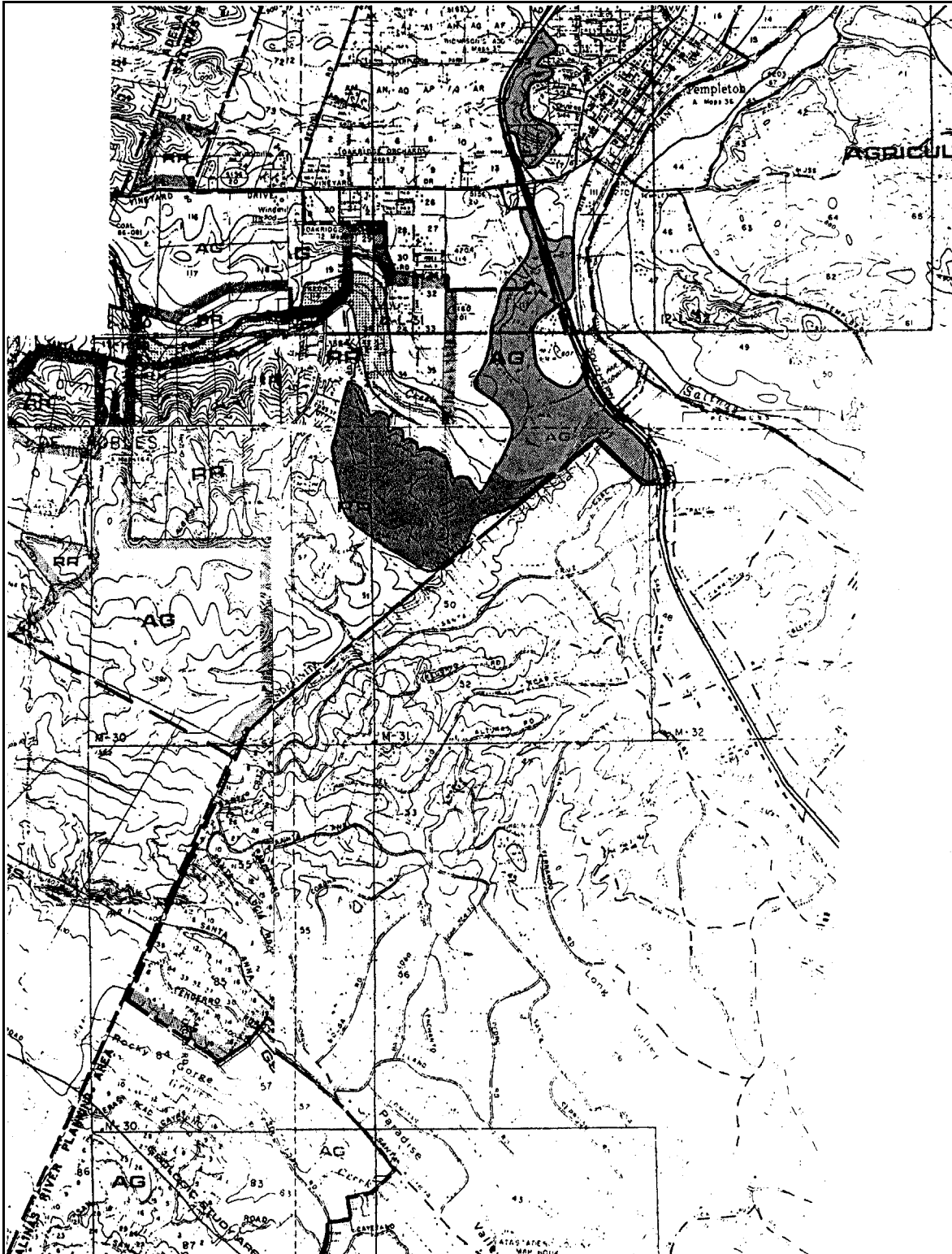


Figure 104-9 - Area 4 - South Templeton, North Atascadero - Highway Corridor Design Standards



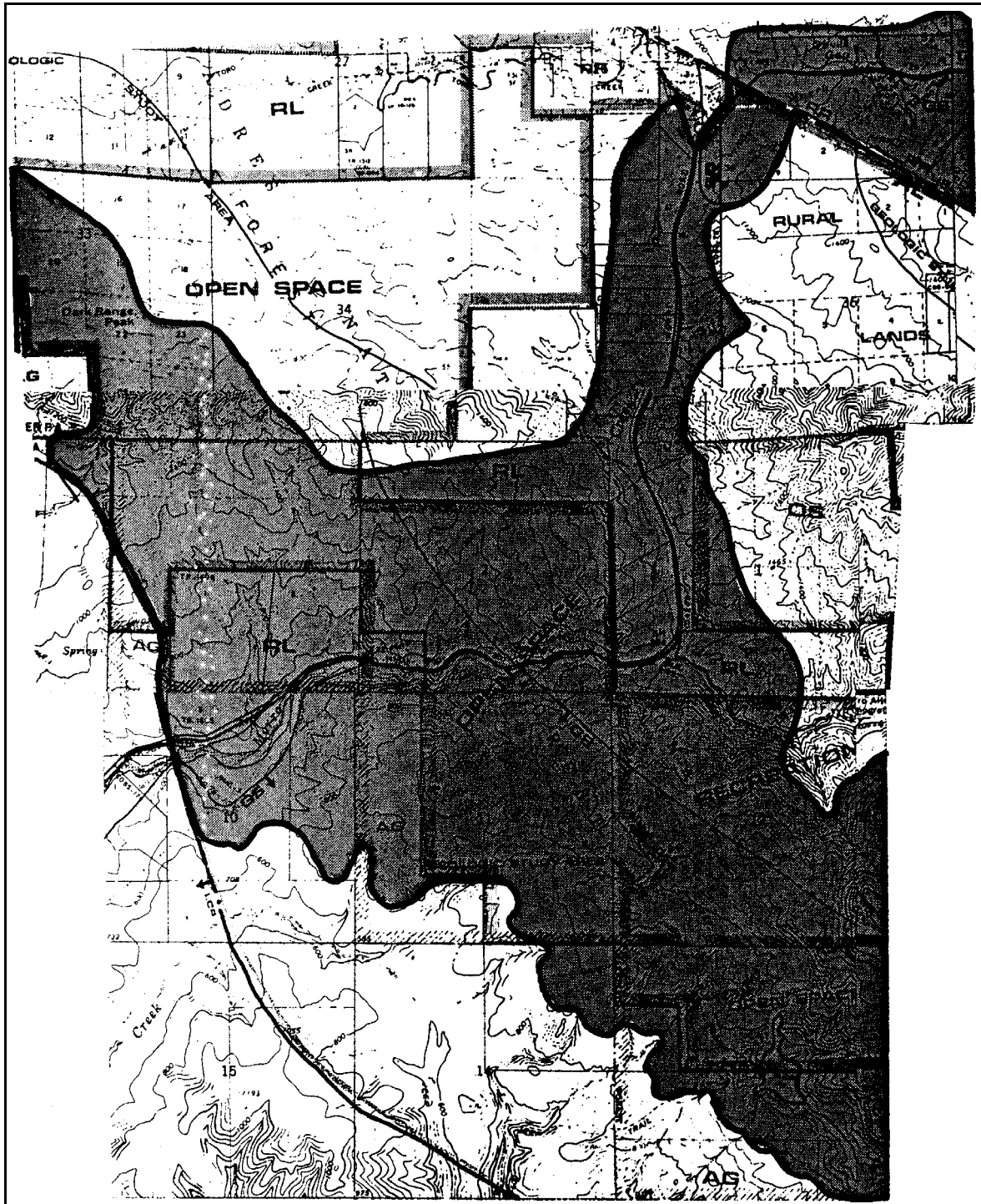


Figure 104-10 - Area 5 - West Atascadero, Highway 41 - Highway Corridor Design Standards

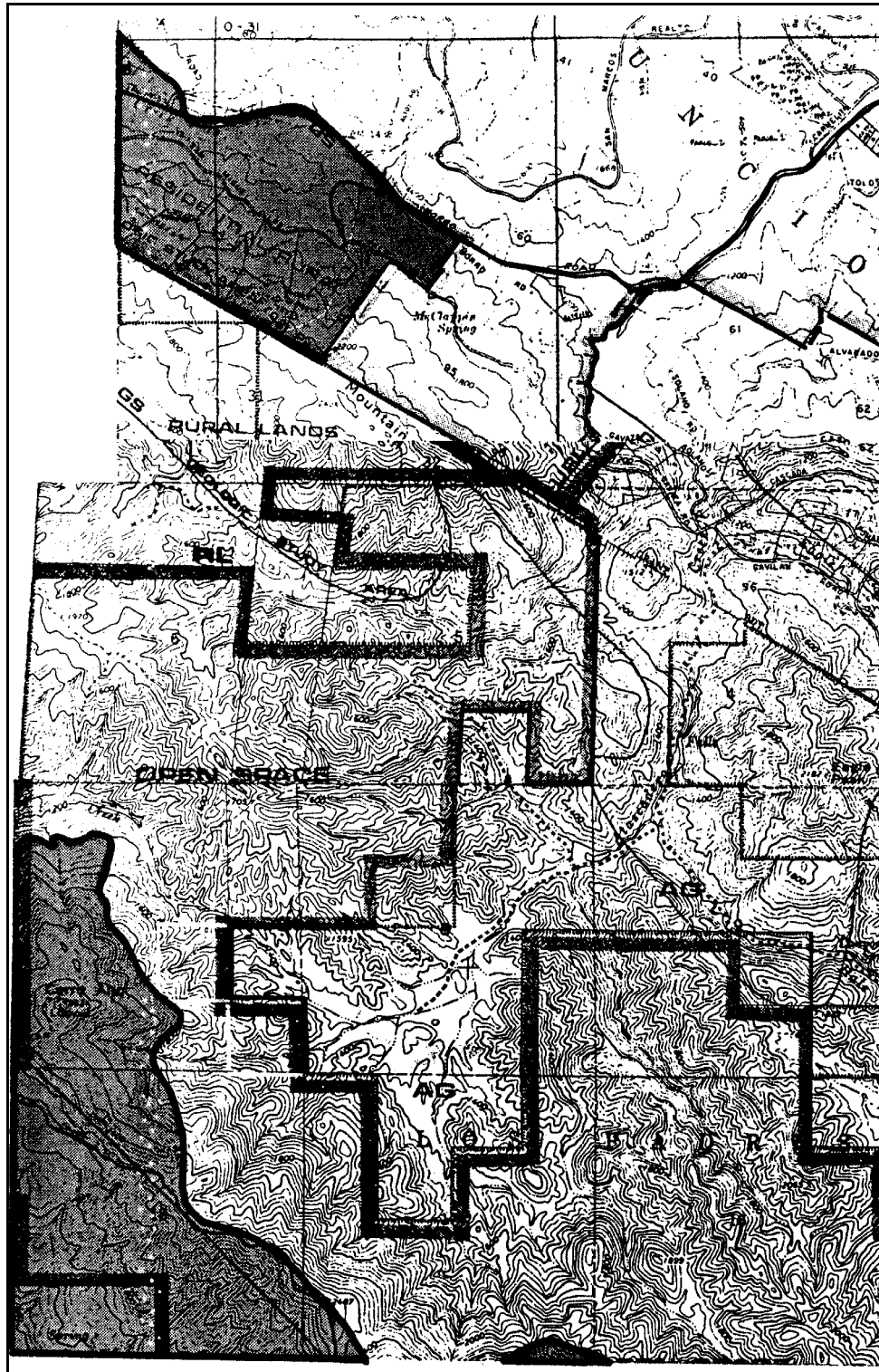


Figure 104-11 - Area 6 - West Atascadero, Highway 41 - Highway Corridor Design Standards

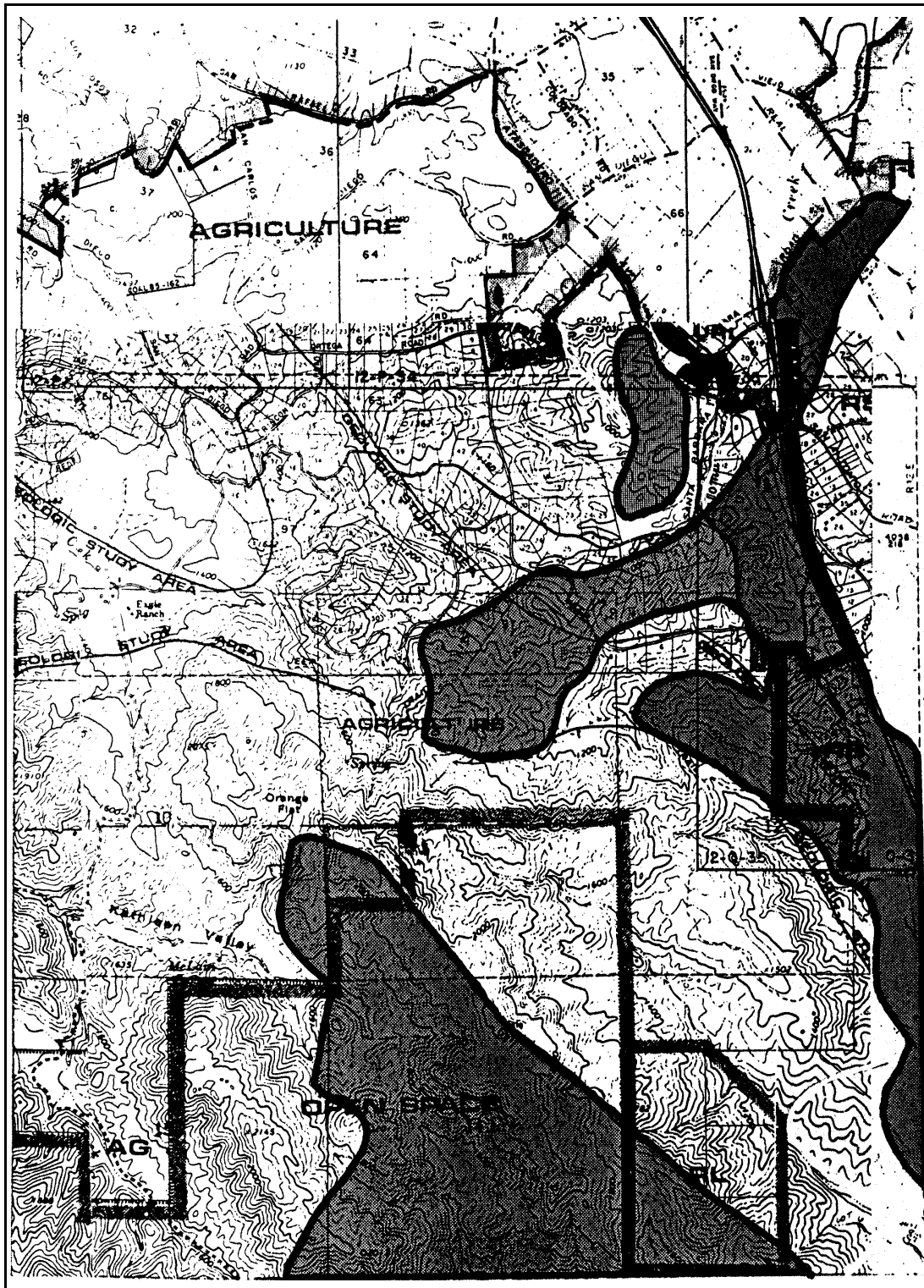


Figure 104-12 - Area 7 - South Atascadero - Highway Corridor Design Standards



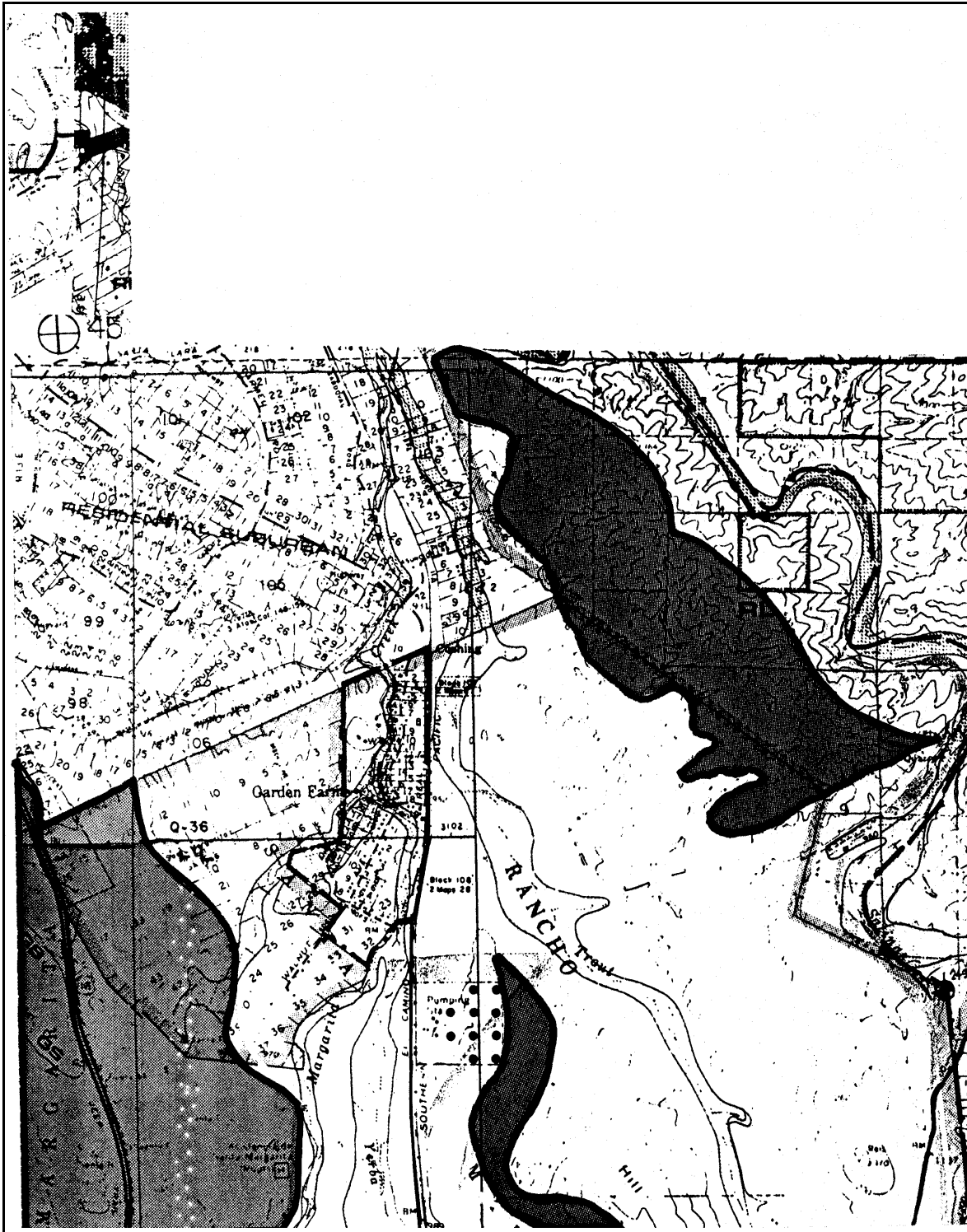


Figure 104-13 - Area 8 - Garden Farms - Highway Corridor Design Standards

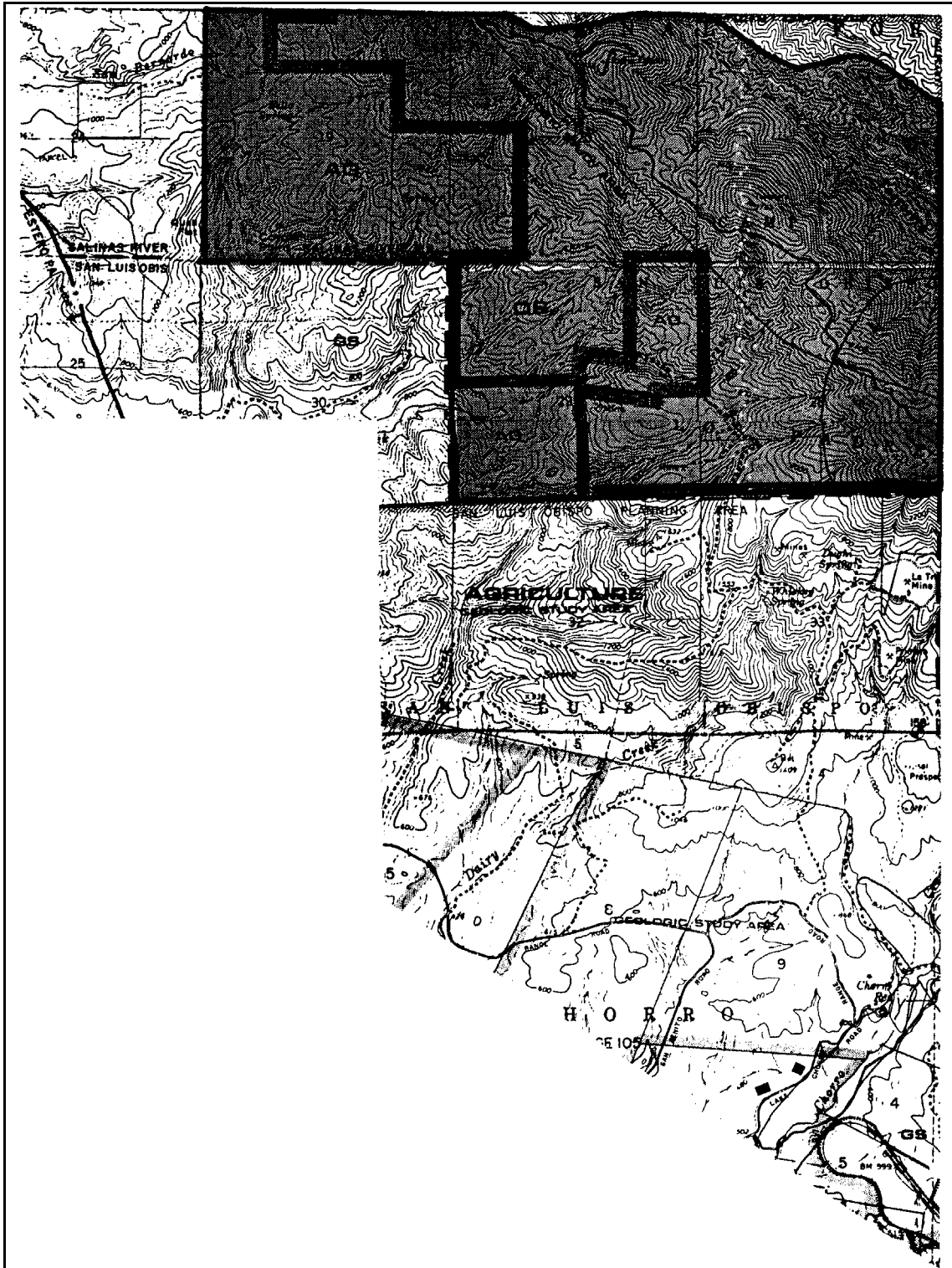


Figure 104-14 - Area 9 - Tassajara Canyon - Highway Corridor Design Standards

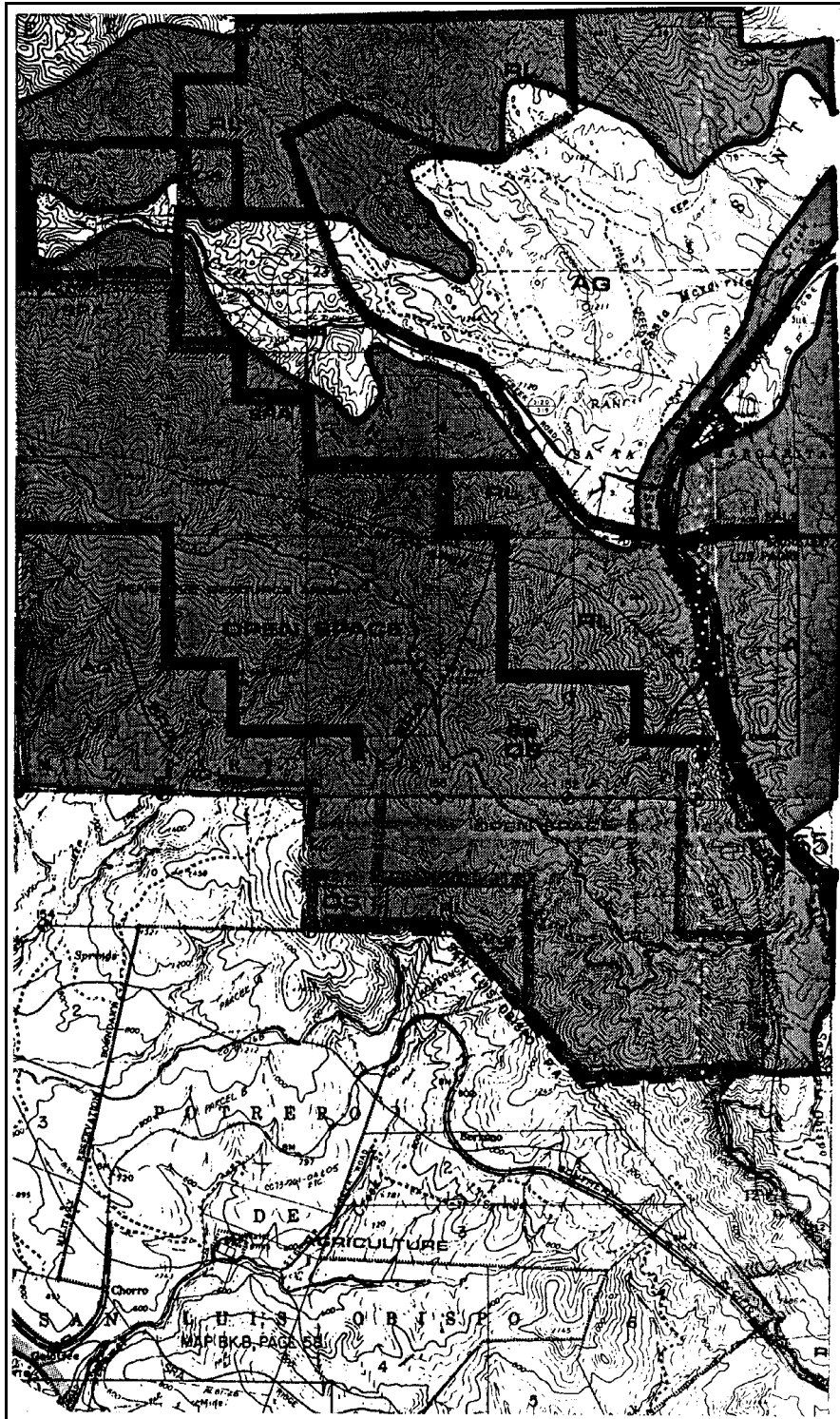


Figure 104-15 - Area 10 - Tassajara Canyon - Highway Corridor Design Standards

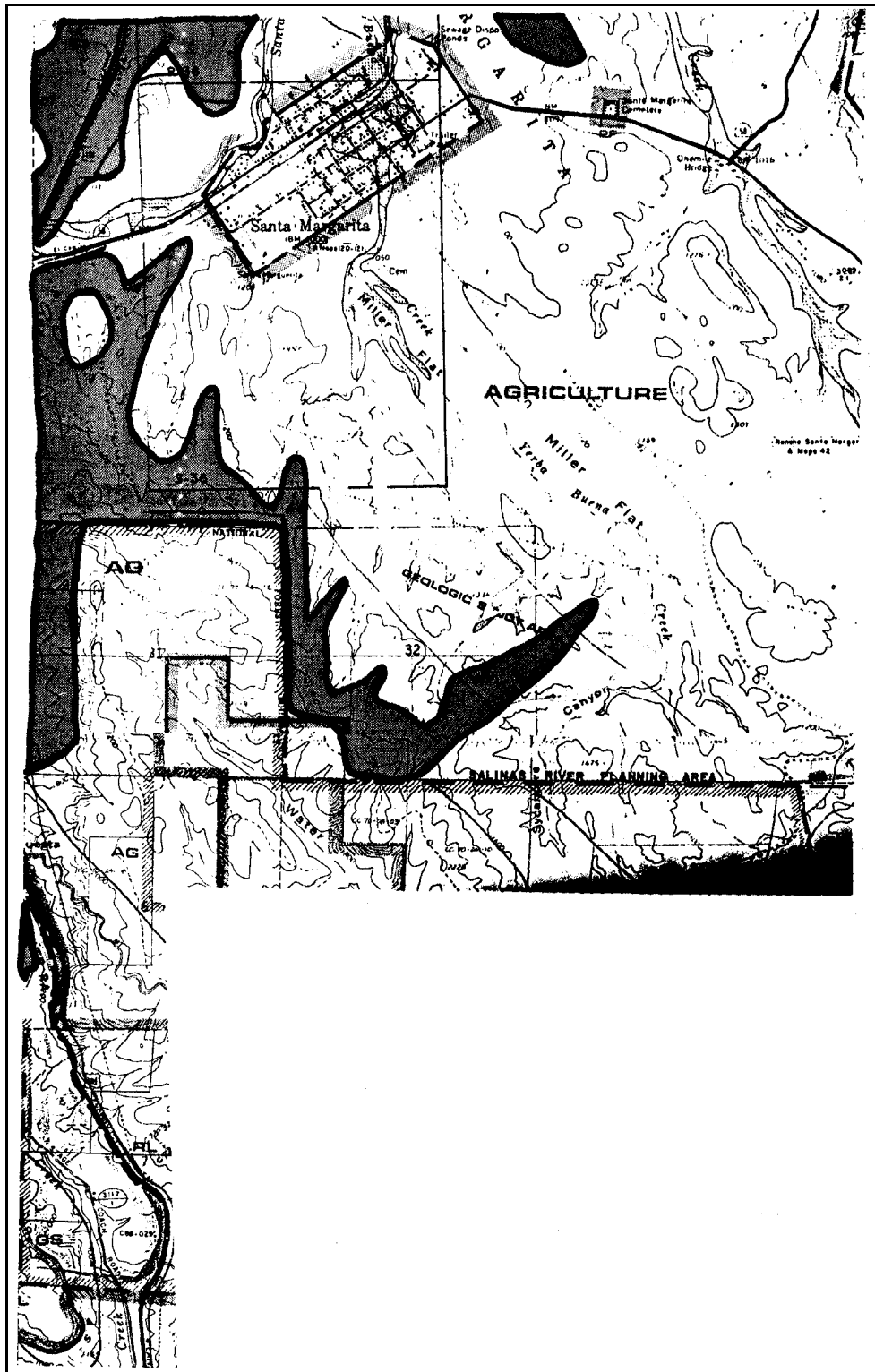


Figure 104-16 - Area 11 - Santa Margarita - Highway Corridor Design Standards

- c. **Highway setback.** Where possible, residential buildings, residential accessory structures, and agricultural accessory structures larger than 600 square feet with the features described in Subsection H.1, shall be set back 100 feet from the applicable highway right-of-way as shown in Figure 104-17. If there is no feasible development area outside this setback, the project shall be located on the rear half of the property and shall provide a landscaping screen of fast, or moderately fast, growing plant material to provide 80 percent coverage at plant maturity. A landscaping plan per Chapter 22.16 shall be provided with the Building Permit application.

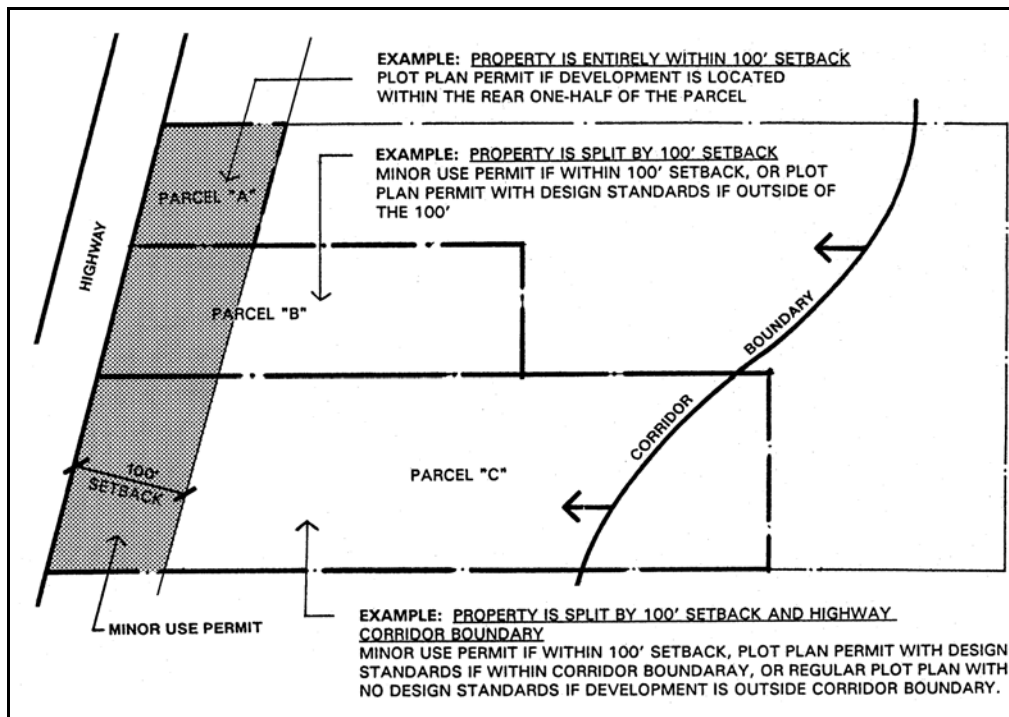


Figure 104-17: Highway Setback for Zoning Clearance Projects

- d. **Ridgetop development.** Structures within the corridor boundaries shall be located so they are not silhouetted against the sky, as illustrated in Figure 104-18.

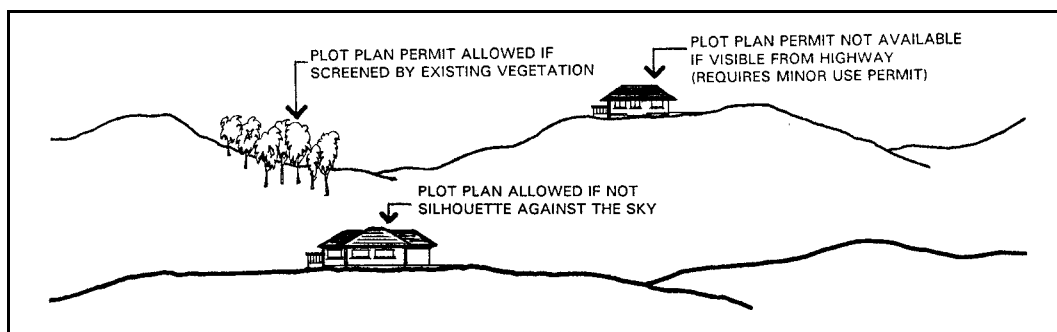


Figure 104-18: Ridgetop Development

- e. **Slope limitation.** Grading for structures and roads is encouraged to be located on slopes less than 20 percent, as shown in Figure 104-19. Zoning Clearance is required for development on slopes of 20 percent or less, and Minor Use Permit on slopes greater than 20 percent.

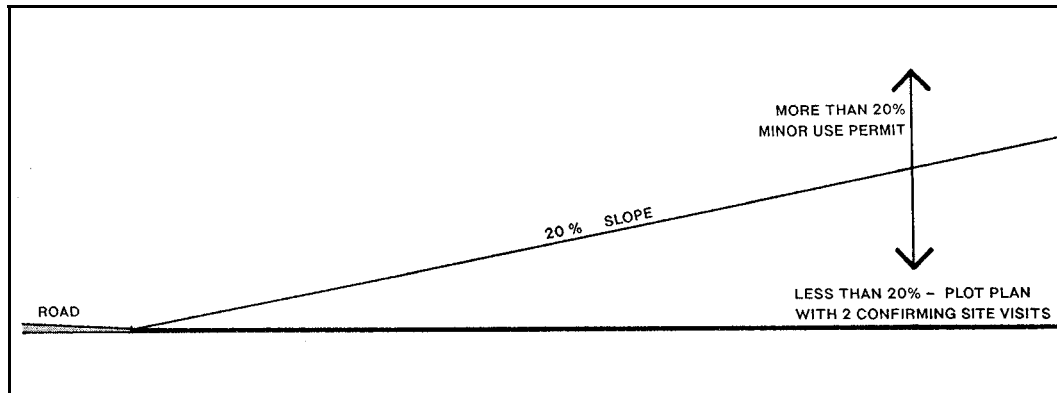


Figure 104-19: Slope Limitation

- f. **Landmark features.** Grading and placement of structures shall occur at least 150 feet from any significant rock outcrop or geologic feature, as illustrated in Figure 104-20.

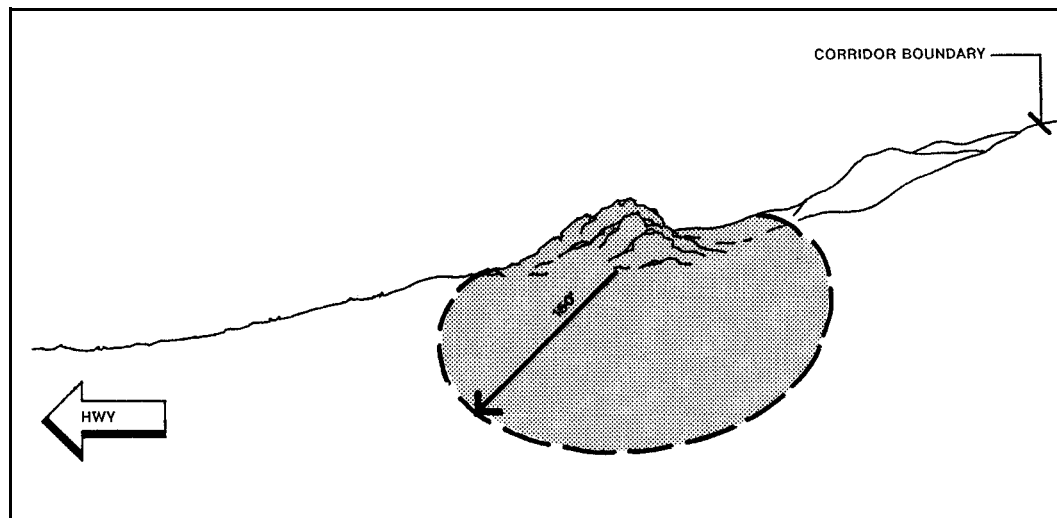
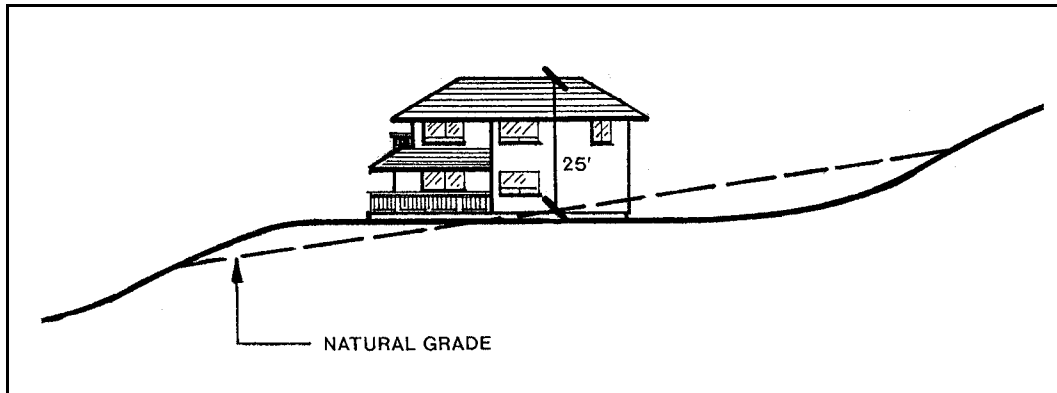


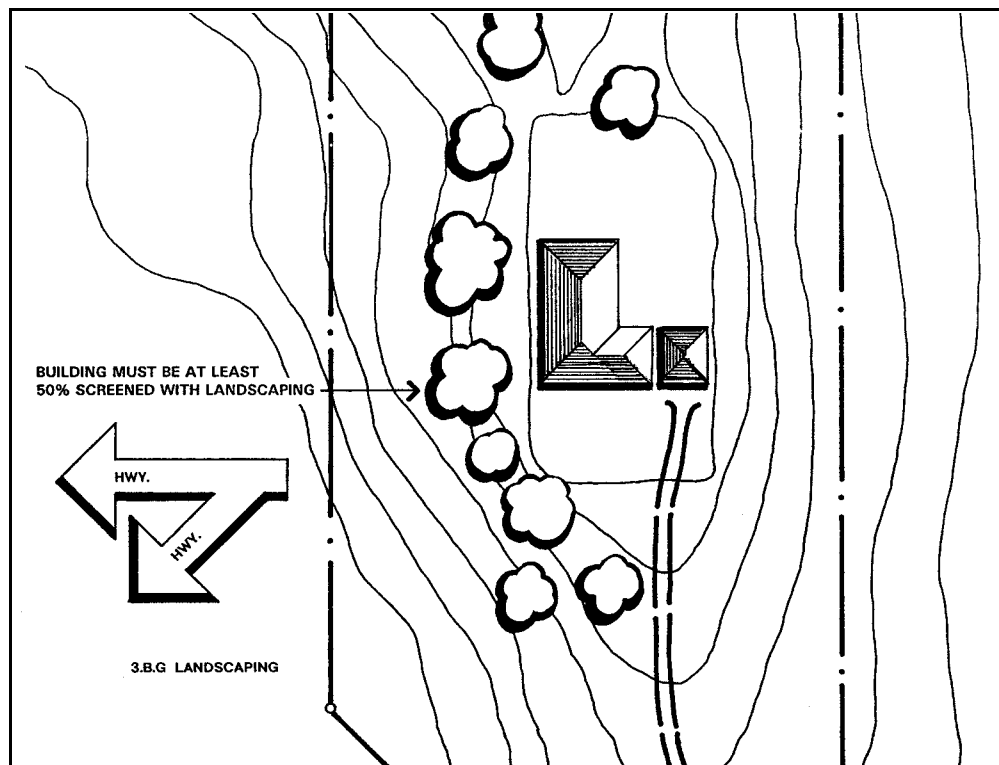
Figure 104-20: Landmark Features

- g. **Building height and color.** Maximum building height is 25 feet above natural grade, as shown in Figure 104-21. This height limit may be increased an additional five feet for agricultural accessory buildings subject to an adjustment as provided in Section 22.01.044 subject to a visual study that supports a finding that buildings will have appropriate forms to minimize their visual impact on surrounding properties and Highway 101. The additional height shall be for architectural features such as cupolas or gabled vents on no more than one-third the length of any building. Building color other than trim shall be similar to surrounding natural colors and no brighter than 6 in chroma and value on the Munsell Color Scale on file in the Department.



**Figure 104-21: Building Height**

- h. **Landscaping.** A landscaping plan is required in compliance with Chapter 22.16, and shall ensure at least 50 percent screening of the structure at plant maturity, as shown in Figure 104-22. Landscaping shall include mitigation planting or seeding to cover and screen visible graded cut and fill areas in compliance with Chapter 22.16.



**Figure 104-22: Landscaping**

- i. **Biological habitats.** Development shall be designed and located to minimize adverse impacts to important biological resources in conforming with these standards. If there is a conflict between biological resources and these standards, protecting the biological resources takes precedence.
- 3. **Discretionary permit requirements.** Minor Use Permit approval is required for projects that are unable to meet the requirements for a Zoning Clearance as specified in Subsections H.2.c through H.2.h above. Minor Use Permit and any Conditional Use Permit applications that may otherwise be required by this Title shall include a visual analysis that is prepared by a registered architect, landscape architect or other qualified individual acceptable to the Director. The visual analysis shall be utilized to determine compliance with the intent of standards H.2.c through H.2.h and the following:
  - a. Locate development, including access roads, in the least visible portion of the site consistent with the protection of other resources, as viewed from the applicable highway corridor or road. Use existing vegetation and topographic features to screen development from view as much as possible.
  - b. Minimize grading that would create cut and fill slopes visible from Highway 41 and 101.
  - c. Minimize building height and mass by using low-profile design here applicable. Minimize building appearance by using colors to harmonize with the surrounding natural environment.
  - d. Provide landscaping to screen and buffer development through extensive use of trees and large-growing shrubs in compliance with Chapter 22.16.
- 4. **Residential land divisions - Cluster development encouraged.** Residential land divisions are encouraged to be clustered in compliance with Section 22.22.140, unless standard subdivision design can include clustered residential building sites that will be in equal conformity with standards H.2.c through H.2.i. Application review shall determine whether the proposed parcels are designed so that residential buildings, accessory buildings and roads will be in conformity with standards H.3.a through H.3.d, in addition to other applicable standards.

**Guideline:** *Retain land in open space in new land divisions that will preserve existing views of land subject to the Highway corridor design standards.*

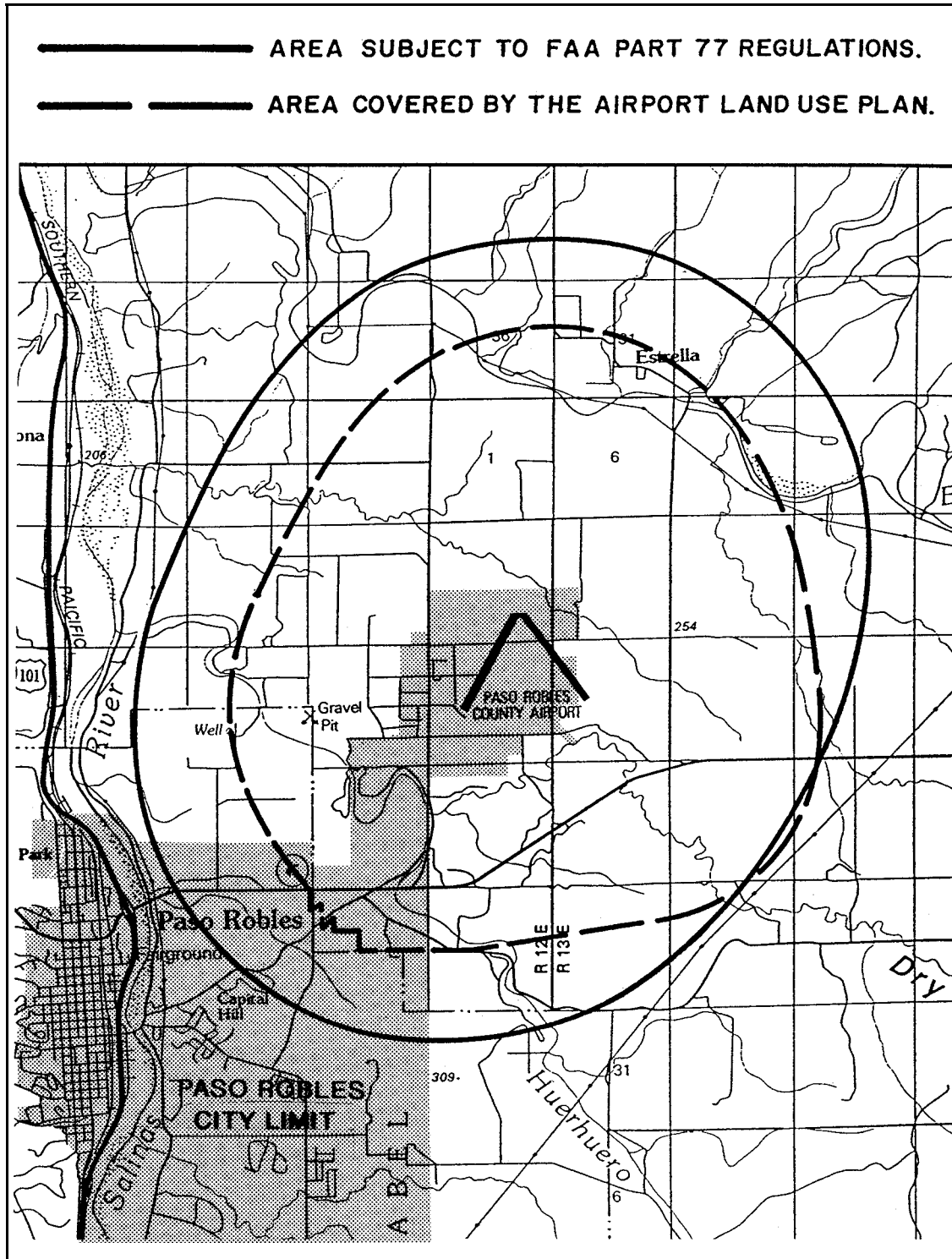
- a. **Open Space parcel incentive.** Cluster divisions of land that are subject to the Highway Corridor Design Standards may utilize an open space parcel area that is smaller than required by Chapter 22.22. The size of the area may be determined by a visual analysis of the area subject to the Highway Corridor Design Standards as part of the subdivision review process. The analysis shall identify the area that is necessary to maintain open space views of features identified in the Highway Corridor Design Standards.



**22.104.030 - Combining Designation Standards**

The standards of this Section apply within the applicable combining designation.

- A. Airport Review Area (AR).** The following standards apply within the Airport Review Area combining designation, which is the area covered by the Paso Robles Municipal Airport Land Use Plan outside the Paso Robles city limits, shown in Figure 104-23.
- 1. Airport Land Use Plan included by reference.** The Paso Robles Municipal Airport Land Use Plan is hereby incorporated into this Title by reference as though it were fully set forth here.
  - 2. Site design and development standards - Private lands.** All development applications for the area within the boundary of the Paso Robles Municipal Airport Land Use Plan are subject to the development standards set forth in that plan, in addition to all applicable provisions of this Title. In the event of conflicts between the provisions of the Airport Land Use Plan and this Title, the more restrictive provisions shall prevail.
- B. Sensitive Resource Area - Los Padres National Forest (SRA-1).** Access to or through SRA areas shall be limited to existing roads and trails or to proposed trails shown on the latest forest service off-road vehicle plan. Any proposed changes in this plan should be submitted to the County and affected private property owners for review prior to taking action to amend the plan.



**Figure 104-23 - Airport Review Area - Paso Robles and Rural Areas**

## 22.104.040 - Rural Area Standards

The following standards apply within the Salinas River planning area outside of urban and village reserve lines, in the land use categories and/or specific areas listed.

**A. Agriculture (AG) - Santa Margarita Ranch.** The following standards apply only to the area shown in Figure 104-24 within the Agriculture land use category.

1. **Subdivision requirement.** All new land divisions that are proposed prior to approval of the Specific Plan required by Subsection A.2 shall cluster the allowed residential density of the Santa Margarita Ranch property ownership shown in Figure 104-24 in compliance with agricultural lands clustering standards of Section 22.22.150. This agricultural clustering division shall reconfigure and/or relocate existing parcels with minimal or no visual impact on Santa Margarita, Garden Farms and Highway 101.
2. **Specific Plan requirement.** A Specific Plan shall be prepared in compliance with Government Code Section 65450 for the entire Santa Margarita Ranch as shown in Figure 104-24, for review and approval before an application is approved for any subdivision of land other than the agricultural cluster division that is allowed by Subsection A.1. This restriction shall not apply to lot line adjustments.

A development agreement in compliance with Government Code Section 65864 et seq. that reflects the standards that follow shall be entered into between the ranch owners and the Board in an expeditious manner.

A General Plan amendment to implement the land use designations at the locations shown in the Specific Plan may be filed concurrently with the Specific Plan.

The following principles shall guide the Specific Plan preparation:

- a. **Public participation.** The public shall be provided opportunities to participate in each component of the Specific Plan process through meetings, written comments, surveys, and other means of dialogue with the applicant and staff.
- b. **Resource constraints.** Development proposals shall reflect the resource constraints of the Santa Margarita Ranch and the North County region.
- c. **Limited development areas.** Development area(s) shall be selected from within 1,800 acres consistent with the existing agricultural character of the ranch.
- d. **Open space surroundings.** Development shall be located with clearly defined edges surrounded by other residential uses, or by open space and agricultural uses which serve as a greenbelt adjacent to the project.
- e. **Economic integration.** Development shall be designed and operated to be available for a mix of income levels.

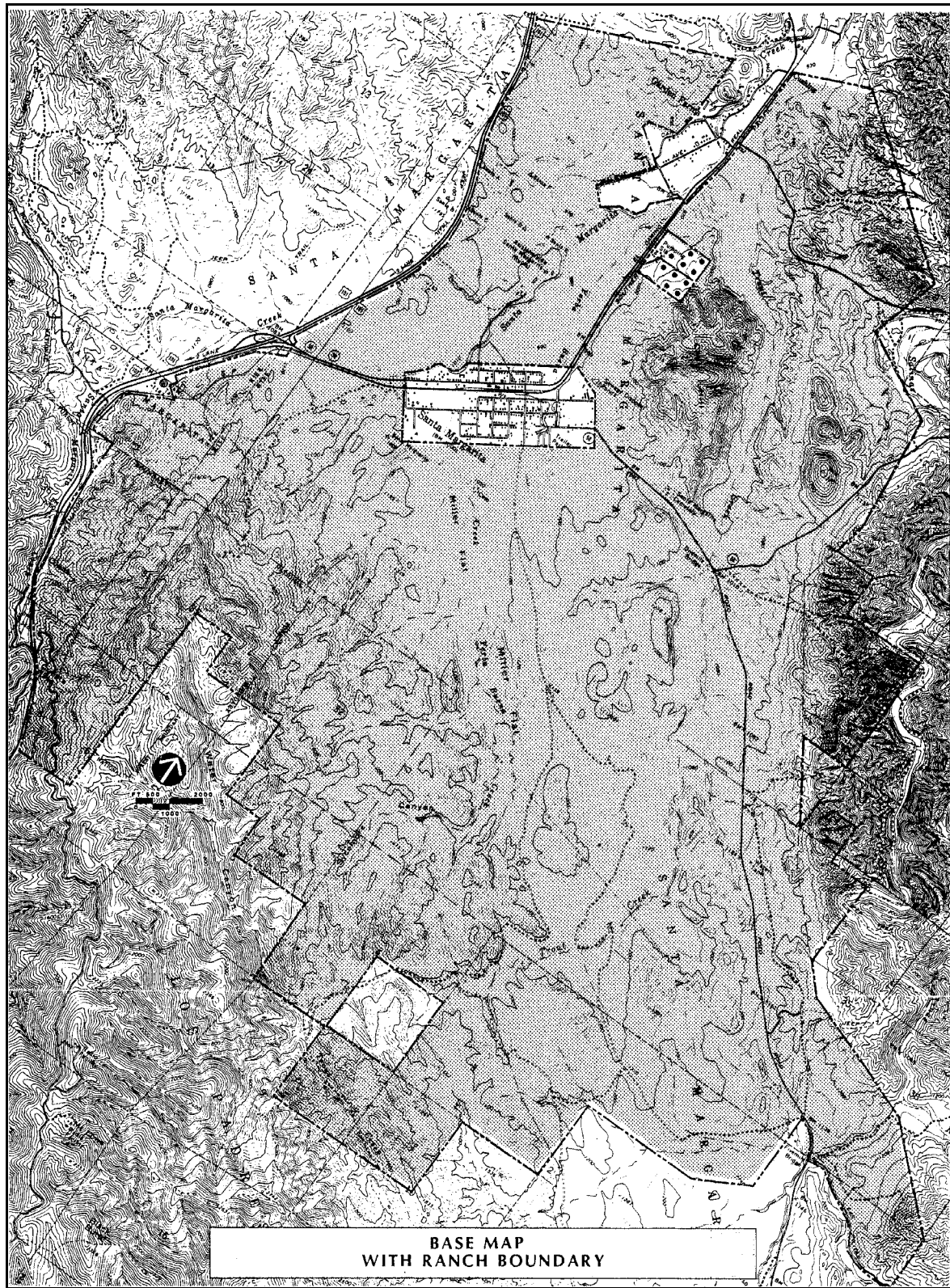


Figure 104-24: Santa Margarita Ranch - Rural

- f. **Mixed land uses.** Development shall be organized to provide a convenient mix of land uses to residents.
  - g. **Pedestrian orientation.** Development shall be located for convenient pedestrian access to potential transit and to neighborhood convenience and civic functions or downtown Santa Margarita.
- 3. **Specific Plan objectives.** The Specific Plan shall be prepared to achieve the following objectives:
  - a. **Agricultural protection.** Identify and avoid development on land capable of supporting viable agricultural operations:
    - (1) Identify areas capable of supporting viable agricultural operations, areas where agricultural operations will be marginal and/or not viable, and lands which may best be utilized for other purposes.
    - (2) Define buffer standards for agricultural/residential interfaces where needed.
    - (3) All of the approximately 900 acres of prime soils (Class I and II) which have access to bedrock aquifers of the Santa Margarita formation shall be protected by permanent agricultural easement(s).
    - (4) 7,500 acres (totaling 8,400 acres when combined with the land referred to in Subsection A.3) shall be protected for agricultural uses, and watershed protection and management, through the use of permanent agricultural easements (nos. 3 and 4 can comprise eight parcels).
    - (5) 3,600 acres shall be protected for agricultural uses by placement into a Williamson Act agricultural preserve contract(s) for a 40-year term (no. 5 can be comprised of four or five parcels).
    - (6) The remainder of the 1,800 acres described in Subsection A.2.c that is outside areas designated for development and public uses shall be protected for agricultural uses by placement into a Williamson Act agricultural preserve contract(s) for a 40-year term.
  - b. **Open space preservation and use.** Utilize an assessment of open space resources as a primary guide for locating development areas:
    - (1) Inventory environmentally sensitive areas that are appropriate to be preserved for open space. Areas with the highest biological sensitivity shall be included in the permanent protection provided as a part of Subsections A.3.a(3) and A.3.a(4).
    - (2) Non-structural golf course and other resort uses may be included in open space areas (except a clubhouse and other support buildings).
    - (3) Identify areas that are suitable for public parklands and recreation.

- (4) Require measures to permanently protect scenic viewsheds, environmentally sensitive areas, public parklands and recreation areas.
- (5) Conduct a viewshed analysis from public highways and arterial streets to identify areas with ratings and recommendations for a range of open space values, to protect views from Highway 101 and to identify potential impacts to views from other areas.
- (6) Define grazing practices and/or protective barriers to eliminate or minimize cattle access to creeks and vernal pools to restore riparian habitat.

**c. Resource and service capacities.** Identify the existing and projected resource and service capacities of the Santa Margarita Ranch for potential development, utilizing relevant environmental documents and additional new information for such site-specific resources as water supply and drainage. Topics for this Subsection include those required for an environmental impact report by the California Environmental Quality Act.

**d. Residential density.** Utilizing the documentation in Subsections A.3.a, b. and c., prepare a development program for 500 residential units plus 50 affordable residential units.

The program shall identify thresholds for potential environmental and fiscal impacts on site and regional resources and services at different numbers of residential units or other development. It shall identify points at which certain community benefits, at various degrees of improvement, are warranted and shall be required.

**e. Local employment opportunities.** To deter encouraging long-distance commuting, identify local employment opportunities associated with ranch development as well as build-out of the existing commercial and industrial areas. Identify the potential types of commercial, industrial, service and office uses that would be most related to local needs with special emphasis on maintenance and restoration of a viable downtown commercial district.

**4. Specific Plan - Land use categories.** The Specific Plan shall identify locations for appropriate land use categories to implement the following concepts:

**a. Agriculture (AG).** Reconfiguration of the ranch parcels into locations for ranch and farm operations on properties that are adequately sized to support the long-term economic viability of appropriate types of productive agriculture within ranch resource constraints. The ranch shall be reconfigured into no more than 14 parcels.

**b. Residential uses.** Residential areas shall be clustered with the first priority to be an extension of the community of Santa Margarita, or within open space surroundings such as adjacent to park land, agriculture or a golf course.

Clusters shall be oriented to have a small-scale village environment that will encourage social interaction. Traditional town planning principles shall be emphasized, with residences in close proximity to each other, fronting the street.

The residential clusters shall contain a variety of housing types and prices for different economic and age groups.

The location of all residential uses shall be generally south and east of the existing community of Santa Margarita.

Notwithstanding the foregoing, the project may be done as a new village, expansion of the existing community, or both.

- c. Non-residential uses - Optional.** In an effort to provide a more balanced community, the following private and public non-residential uses and mitigation measures shall be considered but not required in the Specific Plan:

- (1) A golf course and accessory buildings, clubhouse and incidental cafe.
- (2) A guest ranch and lodge.
- (3) One equestrian center with horse boarding, outdoor show arena, stables and other animal facilities.
- (4) Public parklands dedication to accommodate passive and active recreation areas that are buffered appropriately from residential areas and streets, sized to function as mini-parks, neighborhood, community and regional parks, and community center enhancement.
- (5) Public separated bikeways between Santa Margarita and south Atascadero.
- (6) Depending on the results of the environmental analysis, public improvements may include a community drainage basin upstream from Santa Margarita, local street and/or creek drainage improvements or clean-up; a sewage treatment plant and collection system serving ranch development; community water well and storage tank sites; realignment of Highway 58 diverting traffic around Santa Margarita; El Camino Real Street improvements in Santa Margarita and Garden Farms in addition to other street improvements that are identified in environmental review; and school site dedication(s).

- d. Non-residential uses - Required.** The following amenities and mitigation measures shall be required in the Specific Plan.

- (1) Dedication of land within Santa Margarita or five acres elsewhere for a community swimming pool and payment of \$500 per approved dwelling unit (up to 500 units) in contribution for construction funding.
- (2) Dedication of land for a potential future sewage treatment facility for the existing community if necessary (up to 10 acres).
- (3) Dedication of five acres for an expansion of the cemetery.

- (4) Dedication of public hiking/equestrian trails connecting and looping between Santa Margarita, Garden Farms, national forest and the ranch boundary;
- 5. **Specific Plan - Allowable uses.** The Specific Plan shall refine the list of allowable land uses in Section 22.06.030 (Allowable Land Uses and Permit Requirements) with more specific types of uses related to the development concepts in Subsection A.4.
- 6. **Development phasing.** The Specific Plan shall contain a phasing plan that relates the major thresholds of development to specific mitigating actions for the following topics:
  - a. **Project sequence.** Location and order of each development project, with criteria to implement each phase consistent with environmental documents and with the residential unit thresholds.
  - b. **Public improvements.** Identify public improvement projects and funding and responsibility for implementation as needed to provide mitigation for each development phase and the cumulative impacts of ranch development.
  - c. **Agricultural management.** Identify the location, size and phase for creation of proposed agricultural parcels and the location and phasing of improvements proposed, if any, to increase opportunities for viable agricultural operations.
  - d. **Agricultural protection.** Timing for implementation of agricultural protection measures that are identified in compliance with Subsections A.3.a(3, 4, 5 and 6).
  - e. **Resource conservation.** Projects to minimize resource usage, such as water conservation, transportation management, riparian habitat protection, and hardwood forest protection and reforestation.
- 7. **Design guidelines.** The Specific Plan shall contain design guidelines that are compatible with local architecture and address the scenic, rural and historic character of the ranch and community.

The Specific Plan shall contain traditional site planning and architectural elements for each development area and show the conceptual location for proposed circulation systems including roads and trails. At minimum, the design guidelines shall, at a conceptual level, also identify road widths and levels of improvement, permitted building heights, minimum lot size, percentage of lot coverage and setbacks from roads or trails within each proposed development area.

**B. Rural Lands (RL).** The following standards apply within the Rural Lands land use category.

- 1. **Santa Margarita Ranch.** The following standards apply only to the area shown in Figure 104-25.
  - a. **Resubdivision - Santa Margarita Tract No. 1.** If development is desired prior to completion of the Specific Plan that is required by Subsection A.2, resubdivide the tract under the cluster provisions of Chapter 22.22.



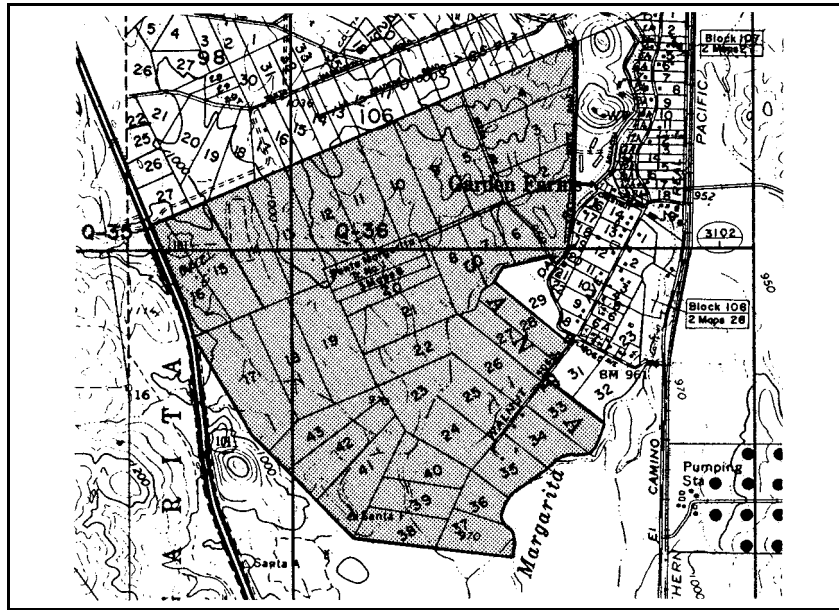


Figure 104-25 - RL - Santa Margarita Ranch - Rural

- b. **Residential land use permits - Application contents.** Residential Zoning Clearance or other land use permit applications shall demonstrate compliance with the following to minimize the visual impact of development, unless modified by Minor Use Permit or Conditional Use Permit:

- (1) **Building height.** Maximum building height shall be 25 feet.
- (2) **Building color.** Building colors other than trim shall be no brighter than 6 in value and chroma on the Munsell color scale, on file in the Department.
- (3) **Roofs.** Roofs shall be pitched 3:12 or greater, with eave overhangs of one foot or more.
- (4) **Landscaping.** Drought-tolerant landscaping for residences and residential accessory buildings shall be provided and use trees and large-growing shrubs consistent with fire hazard regulations and the water-conserving landscaping provisions of Chapter 22.16 (Landscaping Standards).

2. **Biaggini Ranch.** The following standards apply to the property shown in Figure 104-26.

- a. **Density limitation.** The maximum density and the number of parcels allowed shall be computed on the basis of one parcel per 160 acres of gross site area.
- b. **Primary residence limitation.** Primary residence use and construction is limited to one on each parcel.

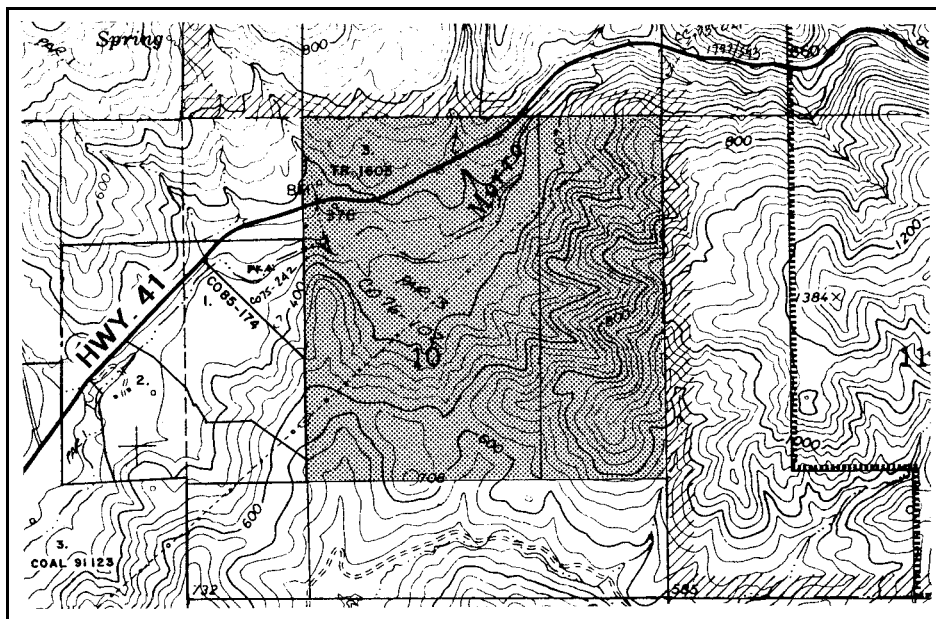


Figure 104-26 - RL - Biaggini Ranch - Rural

**C. Residential Rural (RR).** The following standards apply within the Residential Rural land use category.

- 1. North of 10th Street, west of Highway 101, San Miguel - Minimum parcel size.** On the 70 acres identified as 1990 APN 27-061-25 and 27-061-27 as shown in Figure 104-27, the maximum number of lots shall be computed on the basis of one residential lot per 15 acres of gross site area unless Chapter 22.22 would otherwise require larger sizes.

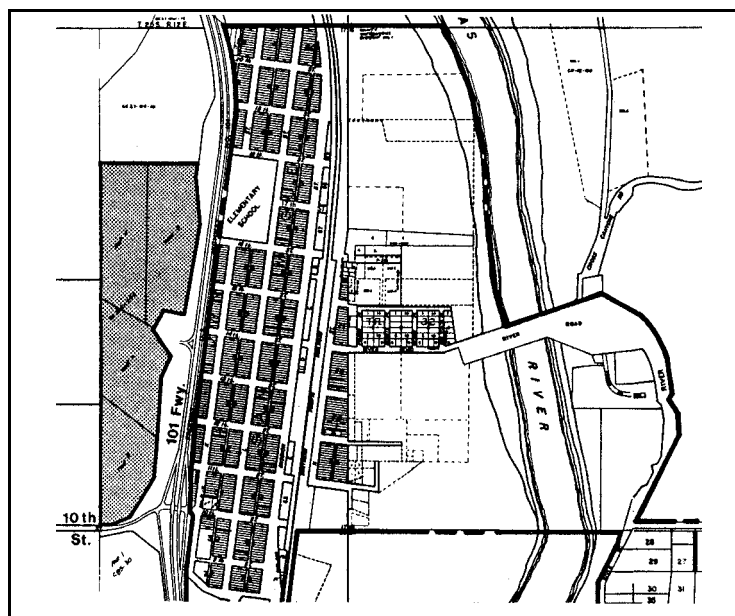


Figure 104-27 - RR - North of 10th Street, West of 101 - Rural

2. **Wellsona Road area - Minimum parcel size and residential density.** The maximum density and the number of residential lots allowed on the land north of Wellsona Road and west of Highway 101, as shown in Figure 104-28, shall be computed on the basis of one residential lot and single-family dwelling per 10 acres of gross site area.

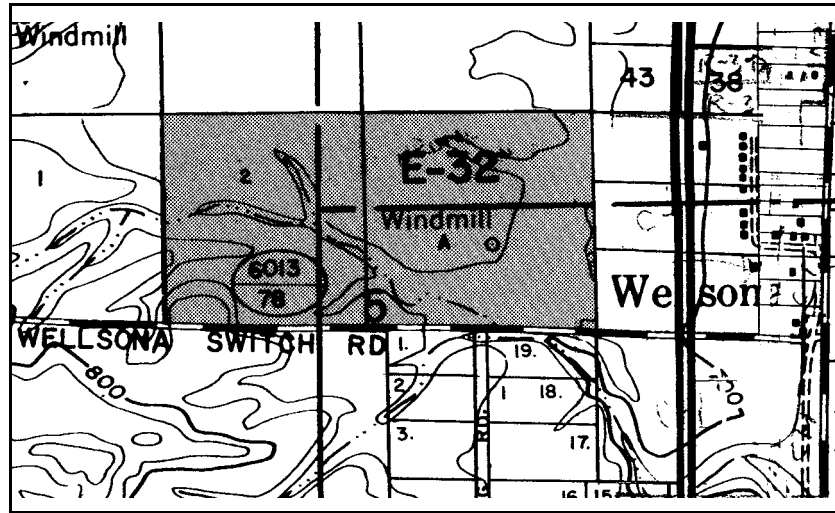


Figure 104-28 - RR - Wellsona Road Area - Rural

3. **Stockdale Road area - Subdivision requirement.** On the land west of Stockdale Road, north of Paso Robles shown in Figure 104-29, land divisions creating residential parcels shall be clustered in compliance with Section 22.22.140. Permanent open space shall include but not be limited to prime agricultural soil areas.

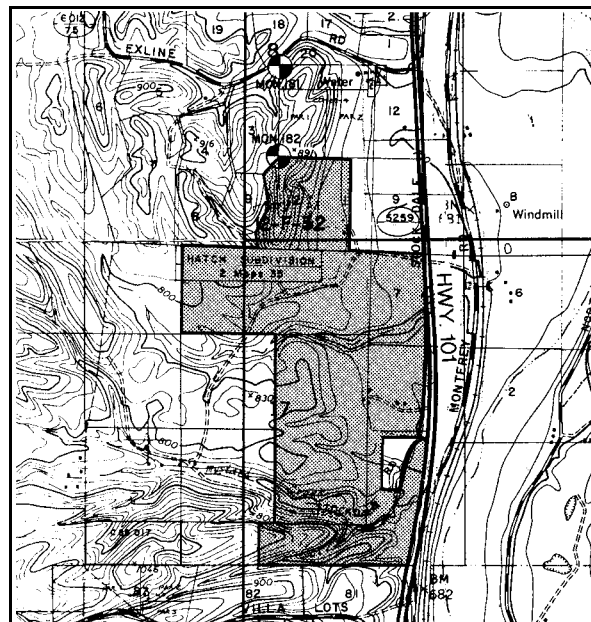


Figure 104-29 - RR - Stockdale Road Area - Rural

4. **Spanish Camp area.** The following standards apply only to the area south of Charolais Road, east of Highway 101, as shown in Figure 104-30.

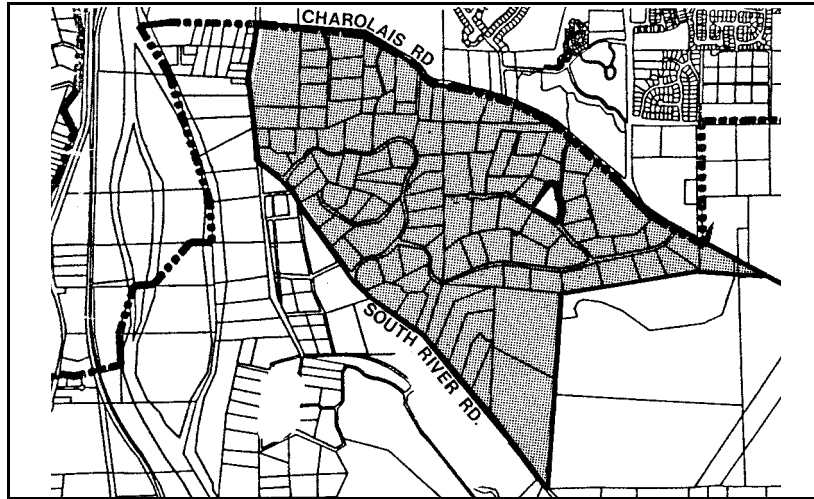


Figure 104-30 - RR - Spanish Camp Area - Rural

- a. **Limitation on use - Spanish Camp area.** Land uses shall be limited to the following, in compliance with the land use permit requirements of Section 22.06.030: agricultural accessory structures; crop production and grazing; caretaker residence; animal keeping; home occupations; residential accessory uses; single-family dwellings; storage-accessory; and temporary construction yards.
  - b. **Access - Spanish Camp area.** Wherever possible, land divisions shall use existing roads for access, and combine driveways adjacent to Creston and South River Roads where feasible based upon terrain and safe sight distance.
5. **Almira Park area.** Allowable land uses within the Almira Park area as shown in Figure 104-31 are limited to agricultural accessory structures; crop production and grazing; caretaker residences; animal keeping; home occupations; residential accessory uses; single-family dwellings; storage-accessory; temporary construction yards; and bed and breakfast inns.

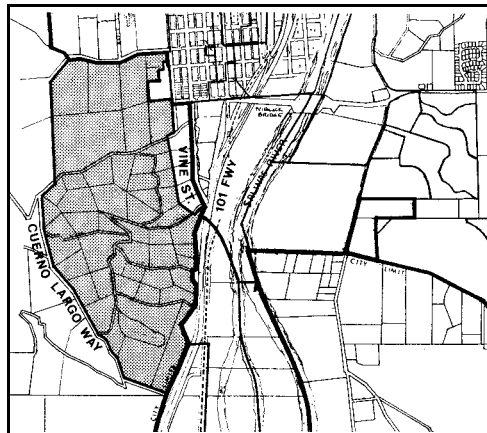


Figure 104-31 - RR - Almira Park Area - Rural

- a. **Design standards for secondary dwellings.** Secondary dwellings proposed within the Almira Park area as shown in Figure 104-31 shall comply with the following design standards.
- (1) Secondary dwellings shall be subject to all standards set forth in Section 22.30.470 in addition to the following standards, except where Subsection 22.30.470F.3 would allow the Review Authority to approve alternatives to Subsection 22.30.470C.2, no alternatives shall be allowed.
  - (2) **Driveway consolidation.** The primary and secondary dwellings shall use combined driveways, where feasible, based upon terrain and safe sight distance.
  - (3) **Tree protection/Vegetation Removal.** Avoid native vegetation removal. Where vegetation removal can not be avoided then removal shall be minimized. No removal of trees having a diameter of more than eight inches at four feet above grade shall occur.
  - (4) **Aesthetics.** All development shall visually blend with the existing topography, including minimization of grading and design of the secondary dwelling unit so that it does not silhouette against the sky. Development shall be sensitive to the character of the area and shall protect public viewsheds. Structures shall be located away from exposed ridges or hilltops to areas of minimum visibility. Existing vegetation, topographic features and landscaping shall be used to screen the visibility of development. Exterior colors be muted, earthtone shades, and shall not have a Munsell chroma or value greater than six. Building height shall not exceed 25 feet above average natural grade.
  - (5) **Slope.** No development, including new access roads and driveways, shall be permitted on slopes steeper than 15 percent. Alteration of land forms shall be minimized. Locate development to minimize grading for residences and access roads. An erosion control and drainage plan in compliance with Chapter 22.52, and landscaping plan, emphasizing vegetation to stabilize and screen all visible cut and fill slopes, shall be submitted at time of application for a construction or land use permit. Adequate erosion and sedimentation control measures shall be implemented during grading and construction.
  - (6) **Riparian protection.** The second dwelling on the site shall be set back a minimum of 30 feet from the top of the bank of any watercourse, as defined in the Land Use Ordinance, or outside the dripline of riparian vegetation, whichever distance is greater.
  - (7) **Noise exposure.** A noise study shall be submitted at time of application for a construction permit for the second dwelling on the site if the site is located within 1,000 feet of Highway 101, unless an existing intervening landform is located between the residence and the highway.

- (8) **Water conservation.** Water conservation measures shall be incorporated into the design and operation of the second dwelling on the site in accordance with Chapter 22.16 (Water efficient landscaping methods) and Chapter 19.20 (Water conservation provisions) of the County Code.
- (9) **Road Fees.** Evidence shall be submitted at the time of application for a construction permit for the second dwelling on the site, that all applicable City of Paso Robles road fees have been paid to the City of Paso Robles.
- (10) **Air Quality.** Evidence shall be submitted at the time of application for a construction permit for the second dwelling on the site, that an agreement has been entered into between the applicant and the Air Pollution Control District that prohibits backyard burning.
- (11) **Energy Efficiency.** Construction plans for the second dwelling on the site shall incorporate measures to increase the building energy efficiency rating by 10 percent above what is required by Title 24 requirements.

[Amended 2004; Ord. 3054]

- 6. **Kiler Canyon Road, Highway 46 West, and Vineyard Drive Areas - Minimum parcel size and residential density.** The maximum density and the number of residential lots allowed shall be computed on the basis of one residential lot and single-family dwelling per 10 acres of gross site area, on the following properties: (1) the Kiler Canyon Road area shown in Figure 104-32; (2) the three parcels created by Parcel Map CO 75-188, the two parcels created by Parcel Map CO 78-176, and the area south of Highway 46-West and north of Tract 975, shown in Figure 104-33; and (3) the area on Vineyard Drive, 44 acres, identified as 1986 APN 40-271-25, shown in Figure 104-34.

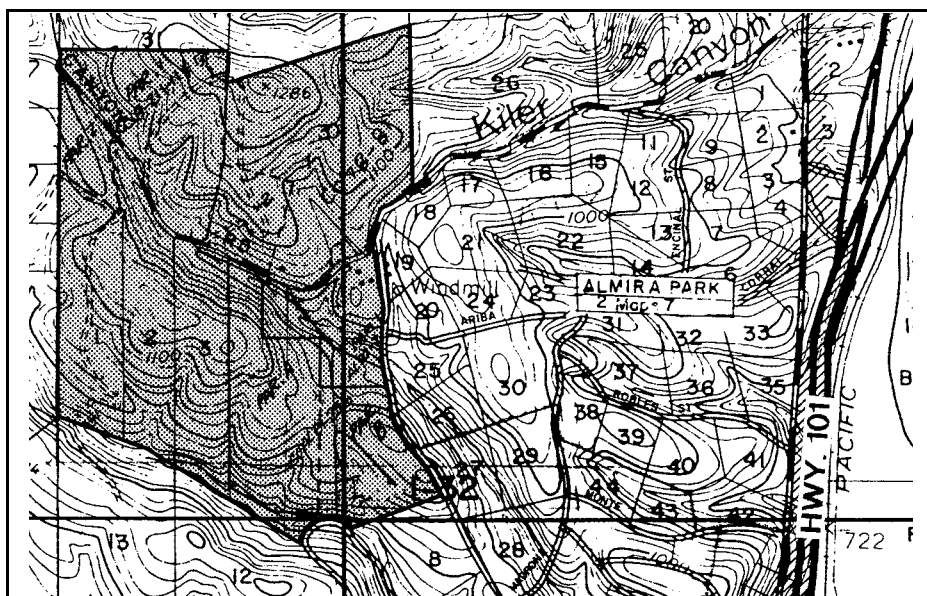


Figure 104-32 - RR - Kiler Canyon Road Area - Rural

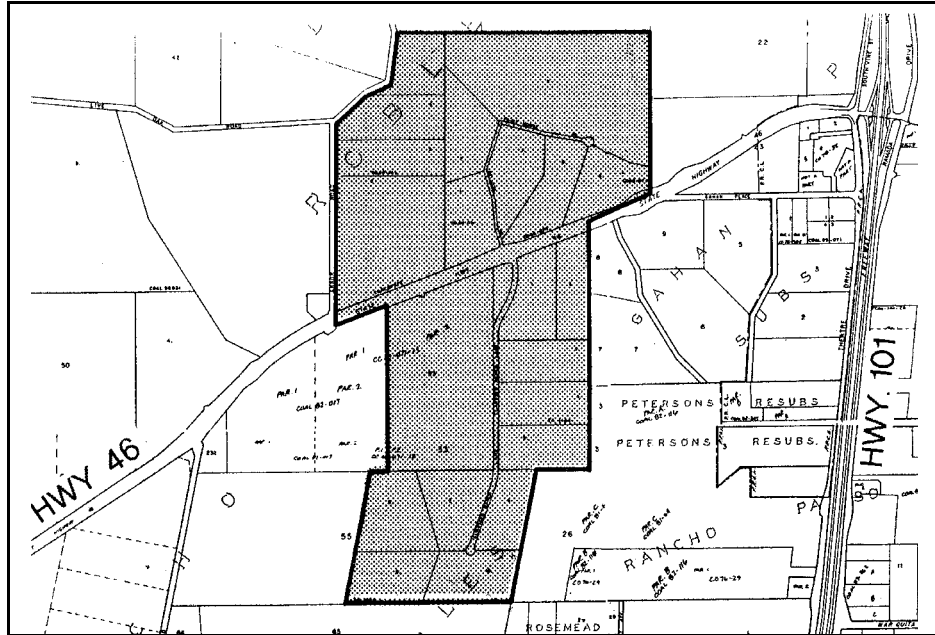


Figure 104-33 - RR - Highway 46, West of 101 - Rural

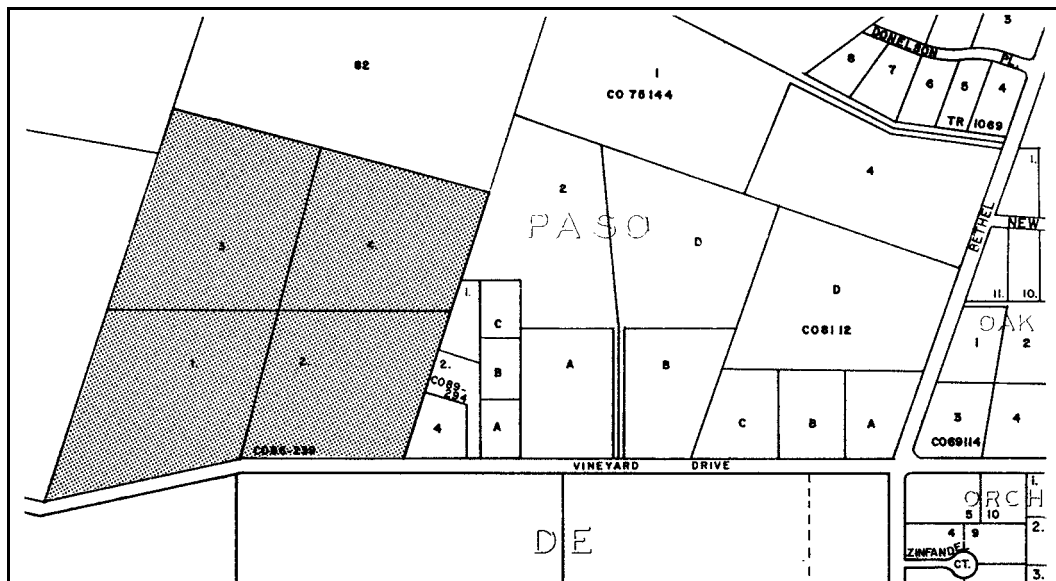


Figure 104-34 - RR - Vineyard Drive - Rural

7. **Paso Robles Creek area.** The following standards apply only to the Paso Robles Creek area shown in Figure 104-35.

- a. **Land division requirement.** Land divisions shall be clustered in compliance with the cluster division requirements in Section 22.22.140, or utilize another planning technique that achieves the same result as clustering. Part of the required open space shall be offered to the County for habitat protection, a park and multi-use paths for walking and bicycling.
- b. **Density limitation.** The maximum residential density shall be as allowed by the Agriculture land use category. The maximum residential density may be increased to that allowed by the Residential Rural category by purchase of all additional development credits as part of a transfer of development credits program.

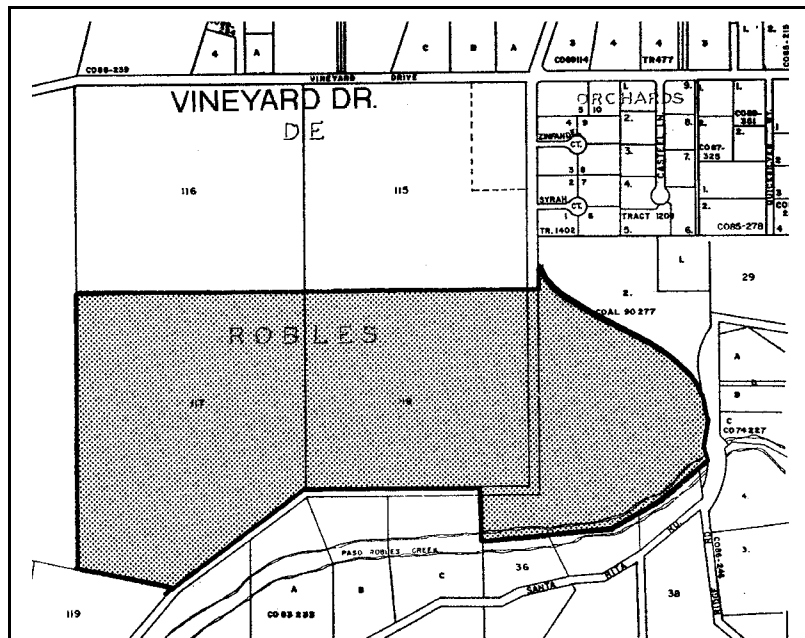


Figure 104-35 - RR - Paso Robles Creek Area - Rural

8. **Tassajara Canyon.** The following standards apply only to Tassajara Canyon as shown in Figure 104-36.

- a. **Limitation on creek crossings.** New land divisions proposing lots that require crossing Tassajara Creek shall be designed using a single creek crossing for access to the proposed parcels.
- b. **Permit requirement.** Proposed methods and locations of proposed crossings of Tassajara Creek shall be approved by the California Department of Fish and Game.
- c. **Stream protection.** Channelization, culverts or major alterations which may adversely affect the stream bed or course or cause siltation of the creek through grading are prohibited.



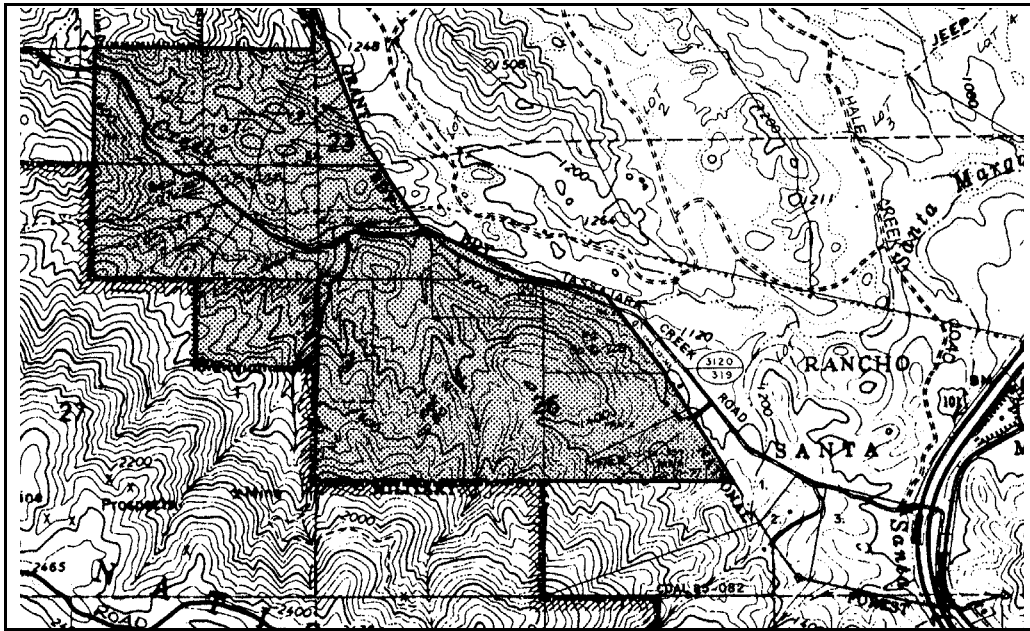


Figure 104-36 - RR - Tassajara Canyon - Rural

- D. **Residential Suburban (RS).** The following standards apply within the Residential Suburban land use category as shown in Figure 104-37.

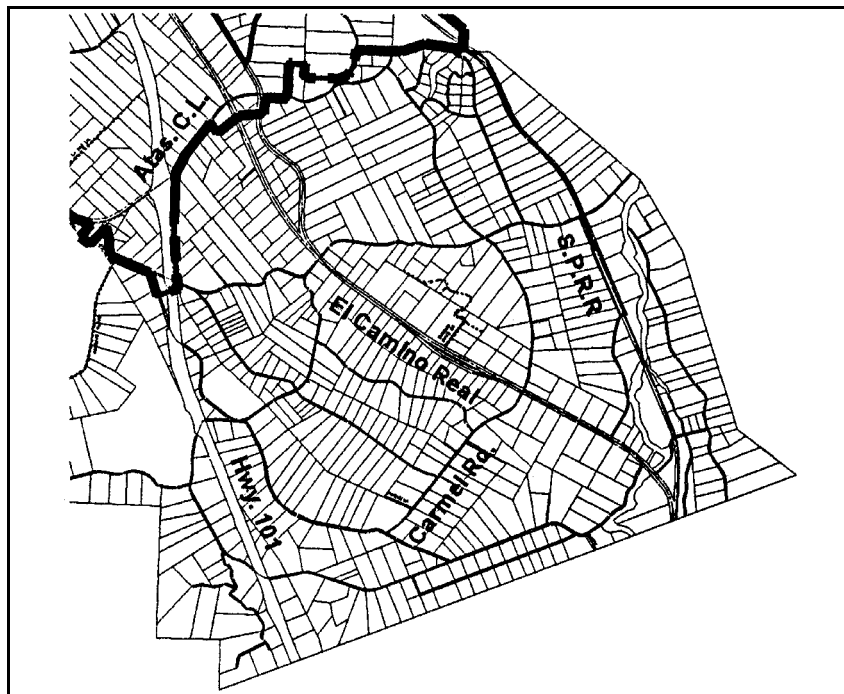


Figure 104-37 - RS - South Atascadero - Rural

1. **Minimum parcel size - Atascadero Colony.** For new land divisions the maximum number of residential lots allowed shall be computed on the basis of one lot per a minimum parcel size of 2½ acres, unless Chapter 22.22 would otherwise require larger parcel sizes. [Amended 1996, Ord. 2776]
  2. **Fire Safety Plan required.** All residential land use permit applications shall include a fire safety plan in compliance with Chapter 22.50.
  3. **Driveway consolidation.** Shared driveways are encouraged between parcels for access to individual residences to minimize the number of access points to the street.
- E. **Recreation (REC) - Cerro Alto area - Limitation on use.** Land uses shall be limited to the following in the Recreation category on Highway 41 shown in Figure 104-38, in compliance with the land use permit requirements of Section 22.06.030.

Caretaker residence

General retail (no more than 1,500 square feet)

Grocery stores (no more than 1,500 square feet)

Pipelines and transmission lines

Restaurant

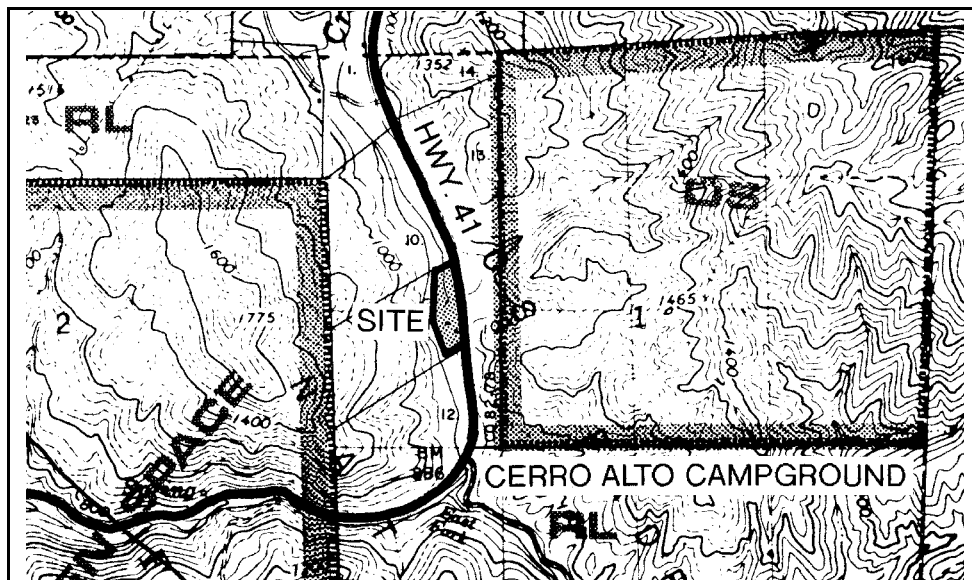
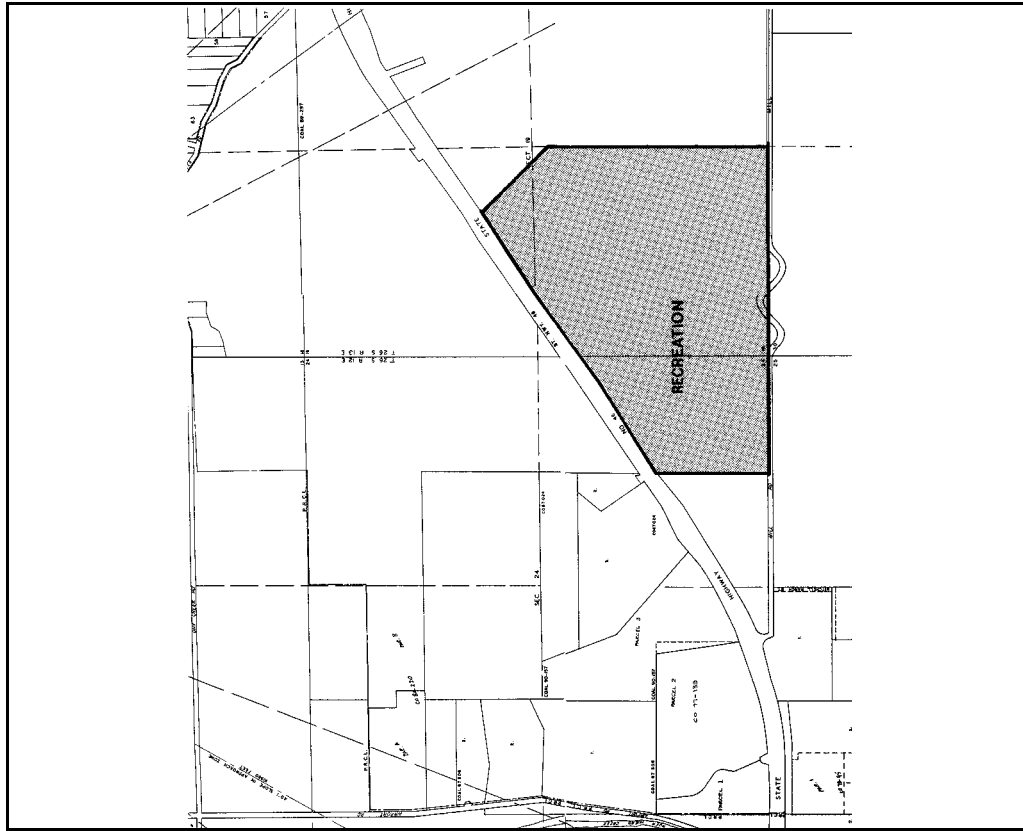


Figure 104-38 - REC - Highway 41 - Cerro Alto Area

2. **South of Highway 46 and East of Airport Road.** The following standards apply only to the approximately 204-acre site located on the south side of Highway 46 about one mile east of Airport Road corresponding to 1989 Assessor's Parcel Numbers 15-031-26 and 26-191-24 as shown in Figure 104-39.

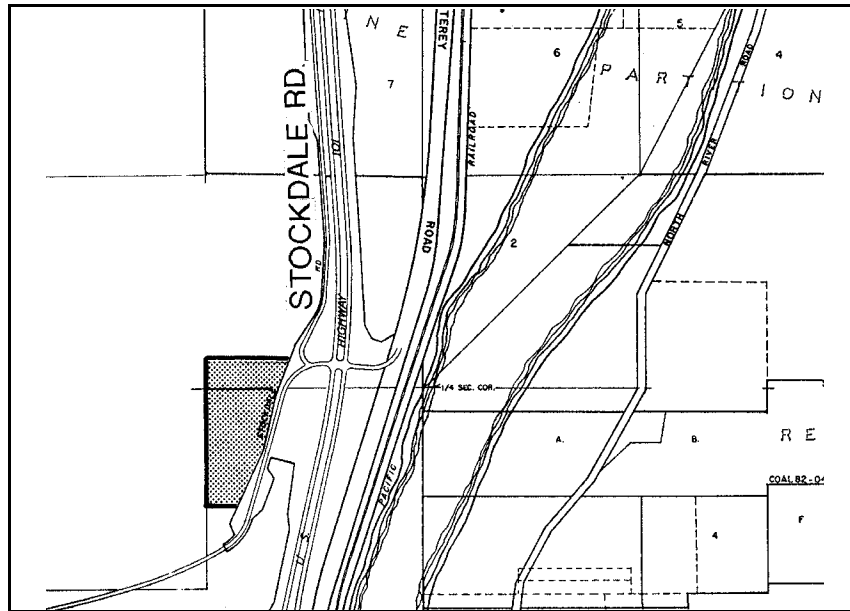


**Figure 104-39 - REC - South of Highway 46 & East of Airport Road**

- a. **Limitation on Use.** Uses identified in Table O, Part I of the Land Use Element as "A" or "S" uses are limited to: animal raising and keeping; one caretaker residence; crop production and grazing; eating and drinking places (one establishment in connection with and incidental to a golf course only); outdoor sports and recreation (limited to a golf course, driving range, accessory on-site sales of golfing equipment such as a "pro shop," and incidental food and beverage retail sales such as a snack bar); storage, accessory; temporary events.
- b. **Permit Requirement.** Development Plan approval is required for proposed outdoor sports and recreation uses and associated facilities allowed by standard No. 7. The Development Plan shall provide for a) buffers where adjacent to agricultural areas as recommended by the County Department of Agriculture, b) intersection improvements at the intersection of Highway 46 and the golf course access road as required and approved by Caltrans, and c) compliance with Sections 22.05.060 - 064 of the Land Use Ordinance regarding tree removal permit requirements and standards in order to preserve the maximum amount of trees feasible and mitigate the loss of trees that must be removed.

[Amended 1990, Ord. 2443; 2003, 3013]

- F. Commercial Retail (CR) - Stockdale Road area.** The following standards apply within the Commercial Retail land use category on Stockdale Road, as shown in Figure 104-40.



**Figure 104-40 - CR - Stockdale Road Area - Rural**

1. **Limitation on use.** Land uses shall be limited to the following:
  - Animal keeping
  - Bars and night clubs (limited to 60 customer seats)
  - Caretaker residence
  - Convenience and liquor stores (limited to 2,000 square feet)
  - Crop production and grazing
  - Food and beverage products manufacturing
  - General retail (limited to 2,000 square feet)
  - Grocery stores (limited to 1,500 square feet)
  - Mail order and vending
  - Offices, temporary
  - Outdoor sports and recreation
  - Pipelines and transmission lines
  - Public safety facilities
  - Public utility facilities
  - Recycling collection stations.
  - Residential accessory uses
  - Restaurants (limited to 60 customer seats)
  - Small scale manufacturing
  - Vehicle storage
2. **Permit requirement.** Minor Use Permit approval is required for any new use and any expanded use that increases use area more than 10 percent, unless a Conditional Use Permit is otherwise required by this Title.

3. **Development intensity and standards.** Land use permit applications shall include a traffic study, and shall comply with Subsections G.4, and G.7 through G.15 for the Wellsona Road area in the Commercial Service category.

**G. Commercial Service (CS) - Wellsona Road area.** The following standards apply within the Commercial Service category from the vicinity of the intersection of Highway 101 and Wellsona Road to the Exline Road intersection with the highway, as shown in Figure 104-41.

1. **Limitation on use - Wellsona Road area.** Allowable land uses on the Wellsona Road properties shown in Figure 104-41 are limited to:

- Agricultural accessory structures
- Bars and night clubs
- Bed and breakfast inns
- Caretaker residences
- Concrete, gypsum and plaster products
- Construction contractors
- Convenience and liquor stores (maximum gross floor area of 5,000 sq.ft.)
- Crop production and grazing
- Existing motorcycle dealer
- Gas stations
- General retail (limited to gifts, novelties, souvenirs, and antiques)
- Grocery stores (maximum gross floor area of 5,000 sq.ft.)
- Hotels, motels if associated with truck stops as uses
- Personal services
- Public safety facilities
- Recreational Vehicle Parks
- Recycling and scrap
- Recycling collection stations
- Residential accessory use
- Restaurants
- Roadside stands
- Small scale manufacturing
- Stone and cut stone products
- Storage, accessory
- Storage yards
- Temporary offices
- Transmission facilities
- Truck stops
- Vehicle and freight terminals
- Vehicle storage
- Warehousing
- Wholesaling and distribution

2. **Limitation on use - Other Commercial Service properties.** Land uses shall be limited to the following for other Commercial Service properties shown in Figure 104-41. Retail sales are limited only to the incidental sale of goods produced, assembled or manufactured on the site. All other sales shall be wholesale to other businesses only.

Ag accessory structures  
Caretaker residence  
Concrete, gypsum and plaster products  
Construction contractors  
Crop production and grazing  
Existing motorcycle dealer  
Public safety facilities  
Recycling and scrap  
Recycling collection stations  
Residential accessory uses  
Small scale manufacturing  
Stone and cut stone products  
Storage, accessory  
Storage yards  
Temporary offices  
Transmission facilities  
Vehicle and freight terminals  
Vehicle storage  
Warehousing  
Wholesaling and distribution

Recreational vehicle parks are also an allowable use on a property at Exline and Stockdale Roads, as shown in Figure 104-42.

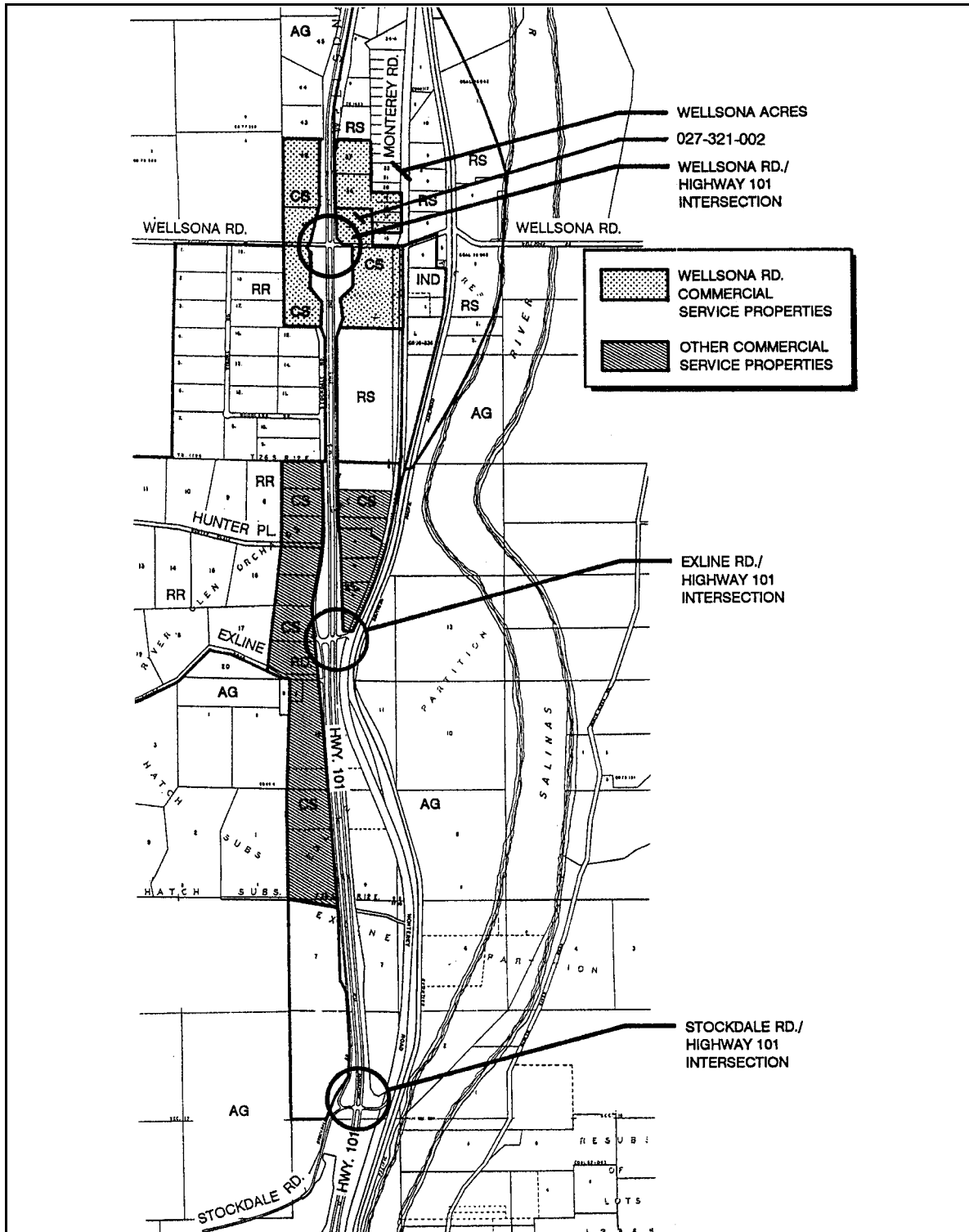
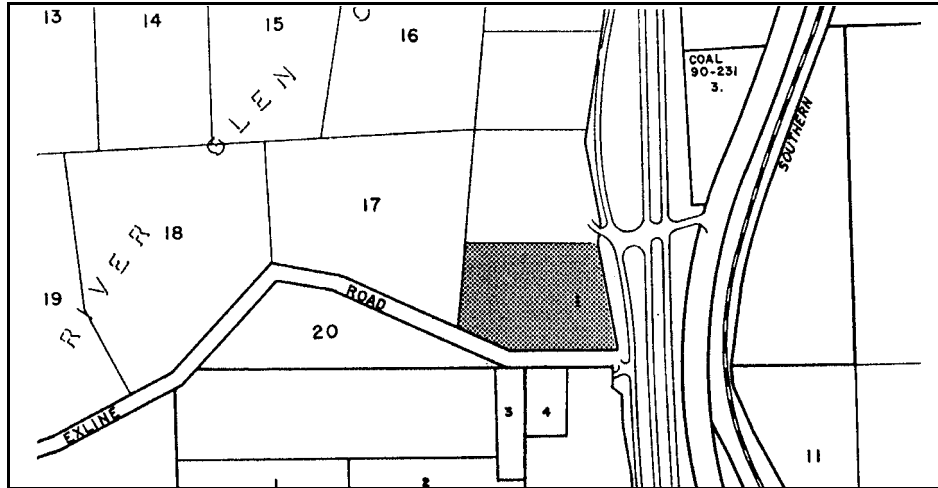


Figure 104-41 - CS - Wellsona Road Area - Rural



**Figure 104-42 - CS - Exline and Stockdale Roads**

3. **Permit requirement.** Minor Use Permit approval is required for all new uses, or expanded uses that increase use area more than 10 percent, unless a Conditional Use Permit is otherwise required by this Title.
4. **Development limitation.** The Minor Use Permit or Conditional Use Permit shall include a traffic study showing existing and projected traffic volumes at all Highway 101 intersections shown in Figure 104-41, including the proposed development and other development that is approved but not yet constructed in the study area. Those figures shall be compared to the threshold volume of 2,300 trips per day for either side of each intersection (per the Final Environmental Impact Report for the Moe and Dotson General Plan Amendments, ED 85-195 and 85-223). A traffic study shall not be required if the Environmental Coordinator determines that it would be unnecessary for the proposed scale of development.
  - a. Development may be permitted within the Wellsona Road area shown in Figure 104-41 to the extent that:
    - (1) Existing traffic;
    - (2) Plus traffic to be generated from any filed and accepted Conditional Use Permit applications;
    - (3) Plus traffic to be generated from approved but unbuilt development applications in the vicinity;
    - (4) Plus project-generated traffic, do not exceed the threshold volume of 2,300 trips per day on either side of each of the Highway 101 intersections.



- b. When any Highway 101 intersection shown in Figure 104-41 reaches the threshold traffic volume described in Subsection G.4.a, no further development shall occur for that intersection in the Commercial Service category until construction of the needed interchange improvements described in the EIR are funded and programmed.
5. **Offer of dedication.** Development on 1990 Assessor Parcel No. 26-101-07 located at the southeast corner of Highway 101 and Wellsona Road requires that approximately three acres needed for a loop interchange (as described in the EIR) shall be offered for dedication. The offer shall not be accepted until the Highway 101/Wellsona interchange is programmed for construction. The value of the property offered for dedication shall be credited against any future assessment district fees or other funding mechanisms for the interchange improvements.
6. **Development intensity.** The ratio of gross floor area (exclusive of parking and non-structural development) to net site area shall be limited in reference to the following slope gradients. The coverage ratio of all use areas (including buildings, parking and outdoor use areas) to the net site area shall be no more than the following.

Slope Gradient	Floor Area Ratio	Site Coverage Ratio
0 - 15%	0.40	0.65
15 - 25%	0.20	0.30
More than 25%	0.05	0.10

7. **Minimum parcel size.** The minimum parcel size for new land divisions is five acres.
8. **Minimum frontage width.** For new subdivisions, the minimum lot width at the frontage on any street or road is 300 feet.
9. **Site access.** Access to each site from any street or road shall be at a single point or driveway and shall be shared between properties if feasible given existing terrain and vegetation, as shown in Figure 104-43. Where a creek or arroyo divides a site, an additional access point to the road may be provided to reduce impacts to the creek. Access shall be provided between sites for pedestrian and vehicle movement to reduce traffic conflicts on the road, as shown in Figure 104-43.

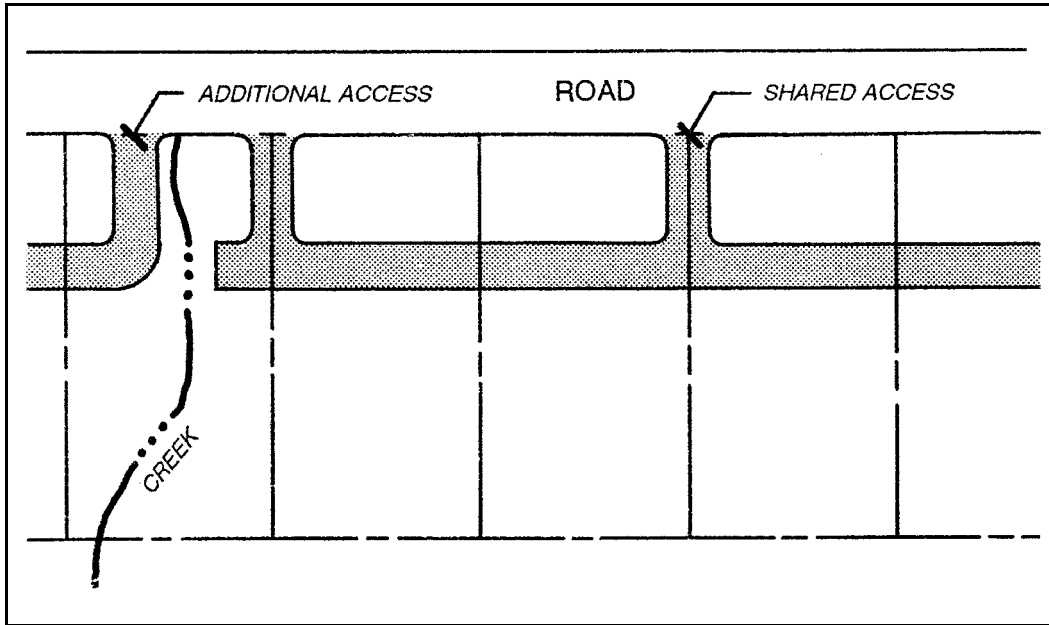


Figure 104-43 - Site Access Concepts

## 10. Setbacks

- a. **Landscaping setback.** A landscaped buffer shall be located in the following setbacks, in which no use areas, including building, parking or outdoor use, are allowed:

Location	Minimum Setback for Landscaping
Front	40 ft
Side	20 ft
Rear	20 ft

Setback areas shall be fully landscaped for an attractive natural appearance. Trees shall be planted in groups at a density of two trees for every 25 feet of frontage, and in a continuous canopy at a density of one tree for every 25 feet of side or rear yards. A combination of trees and shrubs shall be used to provide at least 50 percent screening in front, and full screening in side and rear yards if visible from Highway 101. Plant material shall be a mix of evergreen and non-evergreen species. Tree species shall be selected that will achieve heights equal to or greater than the heights of project buildings.

Within setbacks that separate the roadway from parking or outdoor use areas, a berm shall be constructed to aid in screening parking or outdoor uses. The berm shall not conflict with native vegetation and have a slope no steeper than 3 to 1. Height of the berm shall be at least three feet, which may necessitate a wider setback than prescribed above on some topography.

- b. **Building setback.** The required setbacks for structures are in relation to their height and location on the site, in order to scale development back from view of Highway 101 and adjacent residential properties, as follows:

Minimum Setback from Property Line Based on Building Height		
Setback	Building Height	
	16 Feet or Less	More Than 16 Feet
Front	70	100
Side	40	70
Rear	60	80

Figure 104-44 illustrates the front setbacks as an example of both the landscaping and building setbacks.

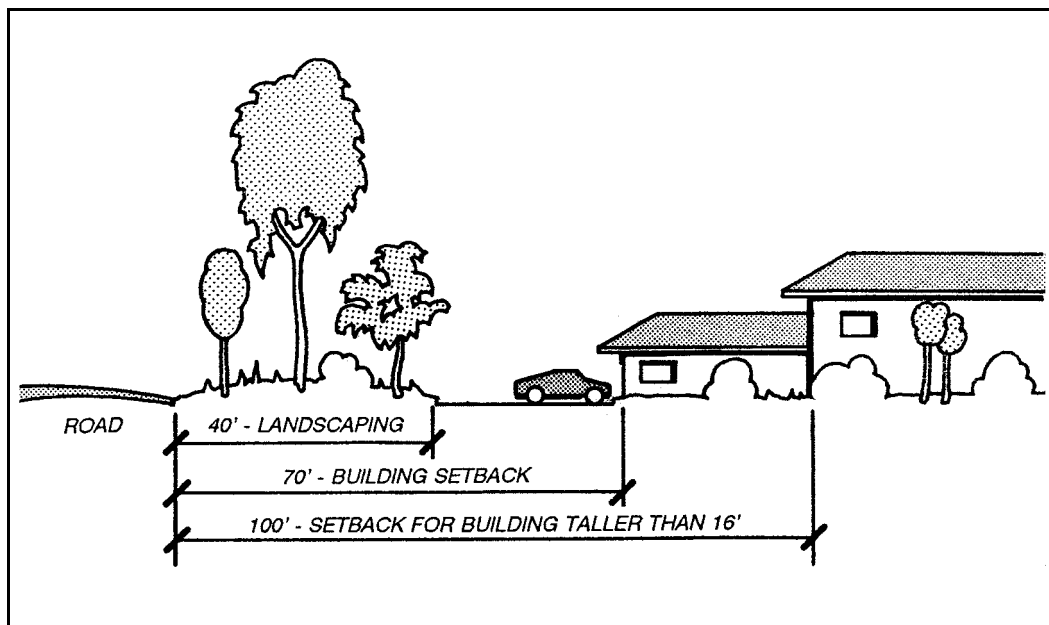


Figure 104-44 - Front Setbacks Illustration

- c. **Creek/arroyo setback.** All development shall be set back at least 20 feet from the bank of any creek, arroyo or drainage swale.

11. **Height limitation.** The maximum height for structures is 25 feet if parapet walls are used, and 30 feet if pitched roof lines are used, as illustrated in Figure 104-45.

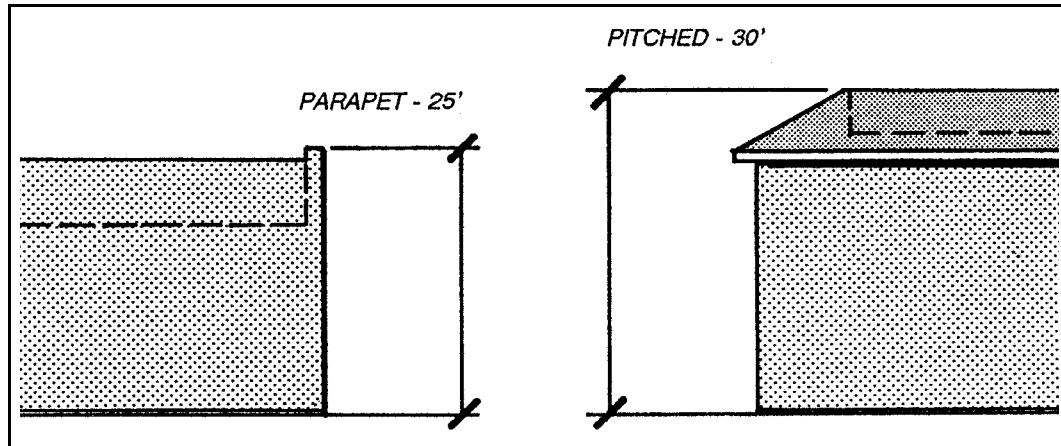


Figure 104-45 - Building Heights

12. **Building color.** Building color shall be in harmony with surrounding natural colors, be greater than or equal to 4 in value, and no brighter than 6 in chroma on the munsell color scale on file at the Department. Trim colors shall be complementary to wall colors (not contrasting), and shall comprise no more than five percent of any wall surface.
13. **Sign limitation.** Free-standing signs are limited to a height of 12 feet. Freeway identification signs, as identified in Chapter 22.20, are not allowed.
14. **Building design.** Architecture shall be responsive to the need to minimize building massing as seen from Highway 101 and from adjacent residential properties.
- a. **Massing.** Building walls and height shall be varied to avoid a "boxy" appearance and to transition from ground level to the top of the walls using canopies, porches, arcades or awnings.
  - b. **Orientation.** Buildings will be oriented so that customer entrances face the front or side, and bay doors do not face the road or Highway 101, as illustrated in Figure 104-46.
  - c. **Windows.** The major entry facade shall be 30 percent transparent, but no more than 50 percent of any facade may be glass or reflective material.
  - d. **Materials.** Non-reflective materials shall be utilized. Primary wall material should be stucco, wood or anodized painted metal. Particular attention should be given to trim and accent materials that include wood, brick, split masonry block, river rock or unglazed tile. Materials such as unpainted metal, unfinished or painted concrete block, unfinished concrete "tilt-up" construction, or box-like pre-fabricated metal structures are not appropriate.

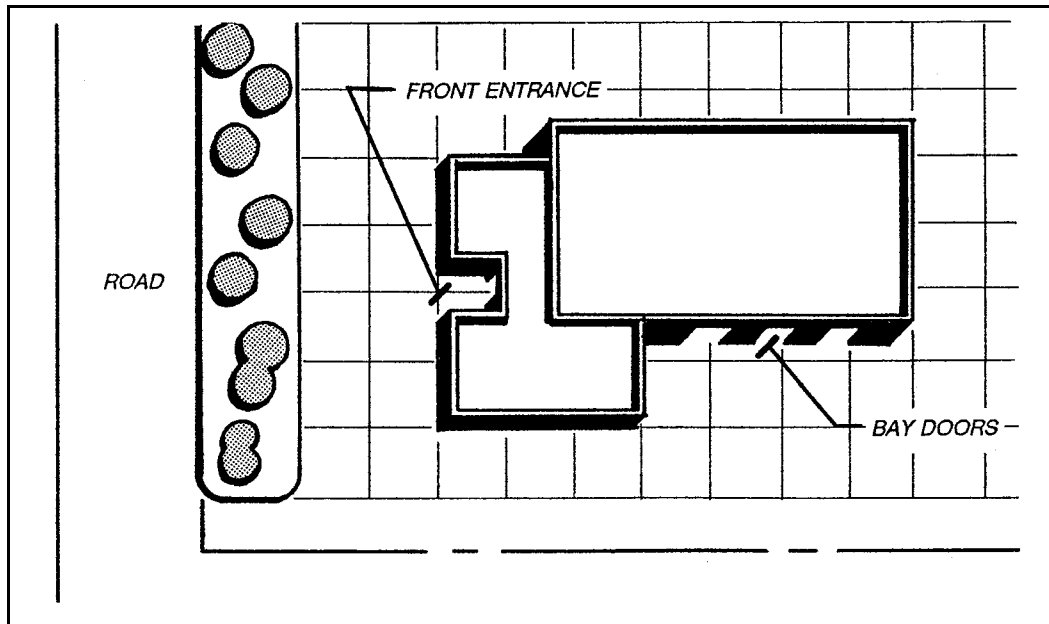


Figure 104-46 - Building Orientation

15. **Fencing.** Fencing materials shall include wood, wood-appearing concrete, finished (stuccoed) or split-face masonry block. Solid fencing locations on sides and rear of a site shall be within the landscaped setback required by Subsection G.10.a as illustrated in Figure 104-47, or open fencing may be located on side and rear property lines outside of the required landscaping.

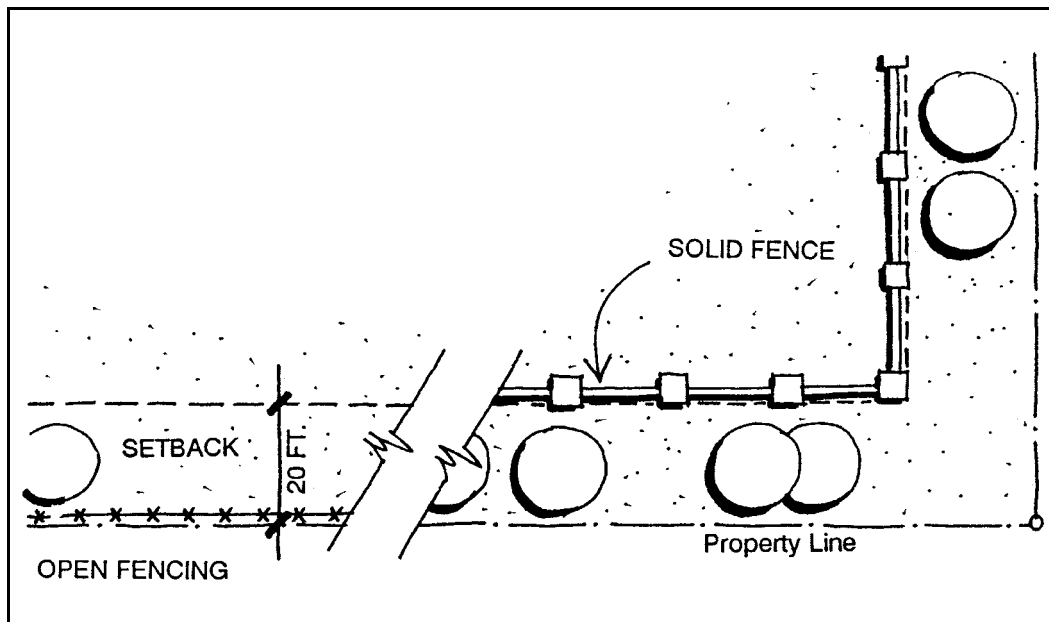


Figure 104-47 - Fencing Location

**H. Industrial (IND).** The following standards apply within the Industrial land use category located at Wellsona Road east of Highway 101 as shown in Figure 104-48.

1. **Limitation on use.** Land uses shall be limited to fuel dealers and those listed in Table 2-2, Section 22.06.030 within the Manufacturing and Processing group as allowable, permitted, or conditional in the Industrial land use category. Retail trade uses are only allowed incidental to the manufacture, assembly or processing of products on the same site.
2. **Permit requirement.** Minor Use Permit approval is required for all proposed uses, unless a Conditional Use Permit is otherwise required by this Title.

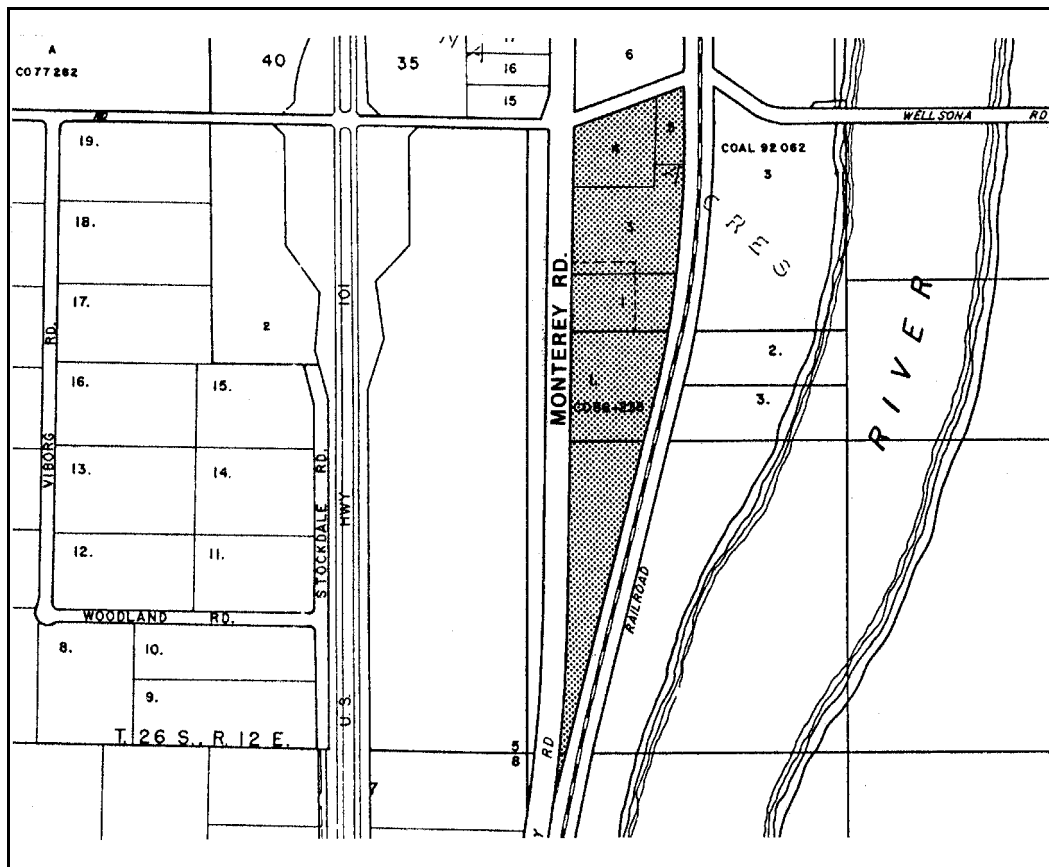


Figure 104-48 - IND - Wellsona Road Area - Rural

## 22.104.050 - Garden Farms Village Area Standards

The following standards apply within the Garden Farms Village Reserve Line in the land use categories or specific areas listed.

**A. Residential Suburban (RS).** The following standards apply within the Residential Suburban land use category.

1. **El Camino Real setback.** A 50-foot setback is required from the El Camino Real right-of-way for residential, residential accessory and agricultural accessory development on properties adjacent to El Camino Real.
2. **Landscaping requirement.** A landscaping plan is required with new subdivisions that will provide landscaping to buffer or partially screen project development from Santa Margarita, Highway 101 or El Camino Real as applicable.

**B. Commercial Retail (CR).** The following standards apply within the Commercial Retail land use category.

1. **Landscaping and parking requirements.** Any new development or expansion of existing commercial uses shall include drought-tolerant landscaping of front and side yards. Existing parking lots shall be improved with landscaping and identified entrances and exists.
2. **Building design requirement.** Architectural style shall be compatible with the existing styles and scale within Garden Farms.

## 22.104.060 - Paso Robles Urban Area Standards

The following standards apply within the Paso Robles Urban Reserve Line that are outside the City limits, in the land use categories or specific areas listed.

- A. **Combining Designations - Airport Review Area (AR).** All development applications for private lands within the boundary of the Paso Robles Municipal Airport Land Use Plan shown in Figure 104-23 and on the official maps are subject to the development standards set forth in that plan, in addition to all applicable provisions of this Title. In the event of conflicts between the provisions of the Airport Land Use Plan and this Title, the more restrictive provisions shall prevail.
- B. **Residential Rural (RR).** The following standards apply within the Residential Rural land use category.
  1. **Subdivision design.** Proposed land divisions that abut properties within the Agriculture land use category shall be planned in compliance with the cluster provisions of Section 22.22.140, or other measures that will achieve the same purpose as clustering. Residential parcels and building sites shall be located outside the agricultural buffer area east of Buena Vista Drive shown in Figure 104-49.
  2. **Subdivision circulation.** Prior to Tentative Map recordation, the applicant shall submit an agreement to participate in the formation of assessment districts for water, sewer and circulation when it becomes necessary to provide future facilities.

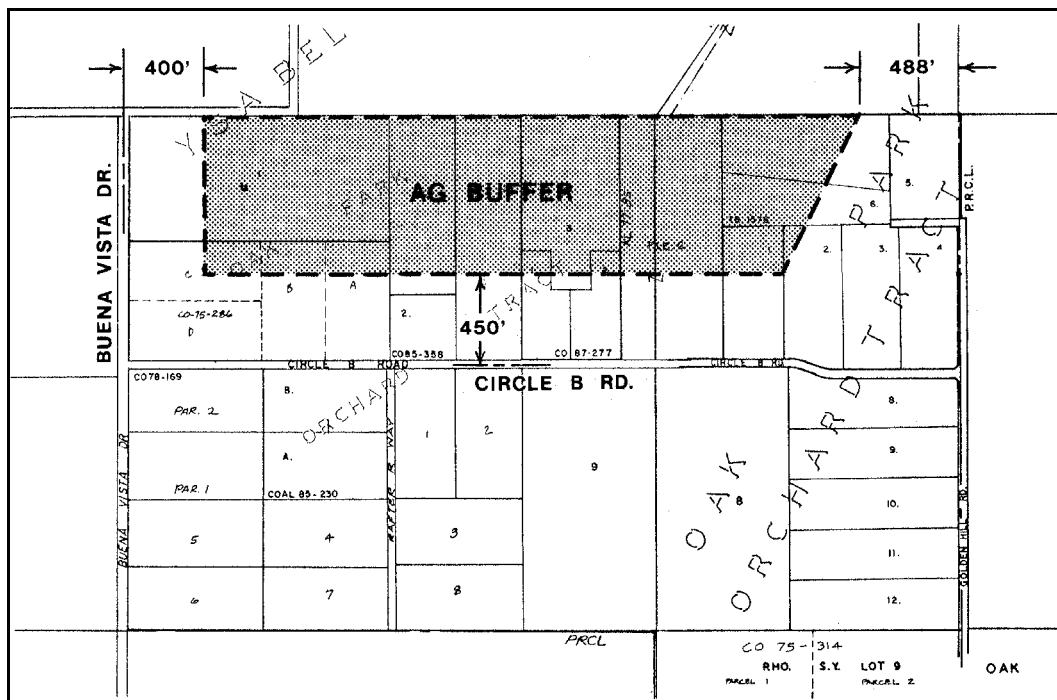


Figure 104-49 - RR - Circle B Road - Ag Buffer - Rural



**C. Residential Suburban (RS).** The following standards apply within the Residential Suburban land use category.

1. **Cluster land divisions.** New land divisions are encouraged to be clustered in compliance with Section 22.22.140, or utilize similar techniques that achieve the same result as clustering.
2. **Tract 7.** The following standards apply to the properties in Tract 7 shown in Figure 104-50.
  - a. **Offer of dedication.** Prior to the issuance of any land use permit that increases the number of dwelling units or parcels, offer for dedication a public road right-of-way across the entire property frontage along the proposed road. Offered rights-of-way shall follow platted road alignments and shall be one-half of a 50-foot wide road section from the future centerline.

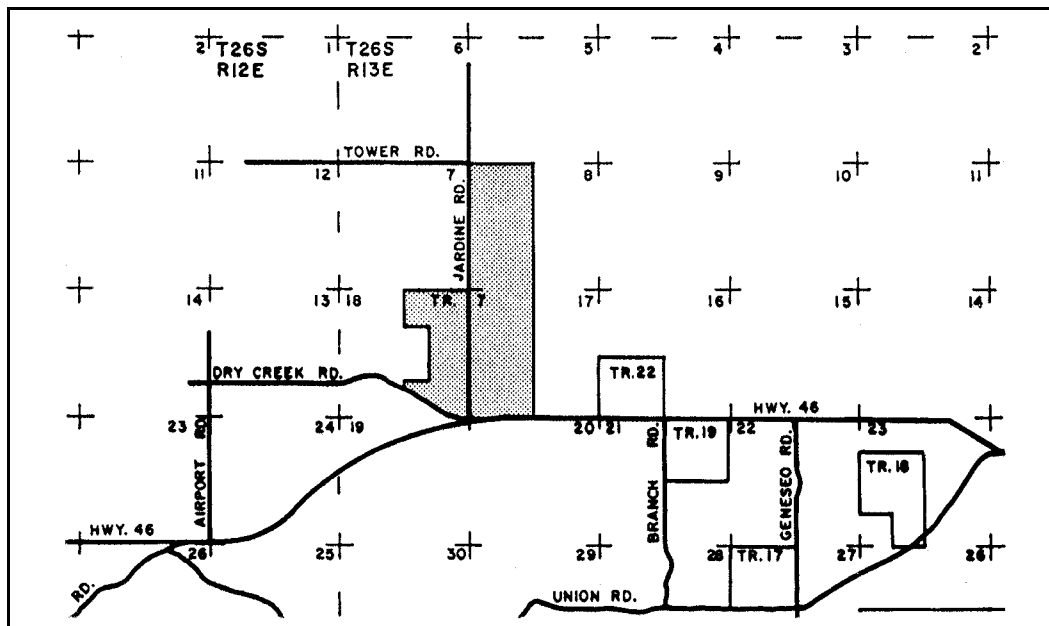


Figure 104-50 - RS - Tract 7 - Paso Robles Urban Area

- b. **Road improvements - Residences.** New residences shall be provided public safety access road improvements in compliance with the Uniform Fire Code and California Public Resources Code Section 4290, prior to final building inspection. Depending on the condition of existing roads, improvements may be required to provide emergency response access along the frontage of the project site and between the project site and the nearest improved road.
- c. **Fire safety plan.** A fire safety plan is required for all new residential development, in compliance with Chapter 22.50.

**C. Commercial Service (CS).** The following standards apply within the Residential Suburban land use category.

1. **Theater Drive.** The following standards apply only to the Commercial Service category on Theater Drive shown in Figure 104-51.
  - a. **Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses within the CS land use category may be authorized in compliance with the land use permit requirements of that Section, except: concrete, gypsum and plaster products; metal industries, fabricated; recycling and scrap; fuel dealers; storage yards and sales lots; and vehicle storage.
  - b. **Subdivision and development requirement.** Conditional Use Permit or Tentative Map approval is required to establish a plan for the development of the entire property. The plan shall set circulation, site planning and architectural requirements consistent with the character of the area.

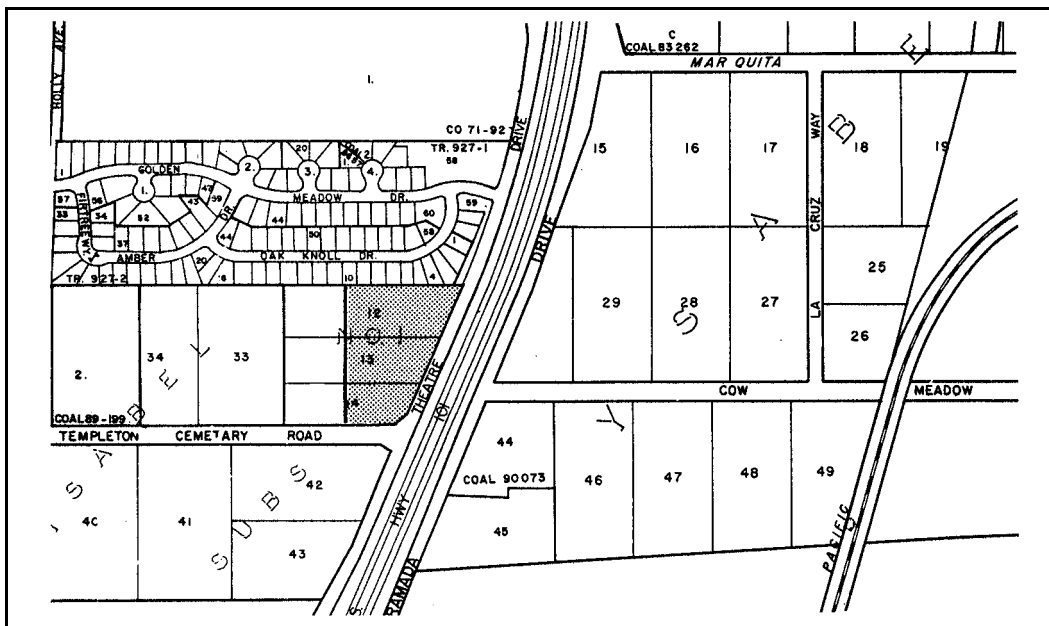


Figure 104-51 - CS - Theatre Drive - Paso Robles Urban Area

## 22.104.070 - San Miguel Urban Area Standards

The following standards apply within the San Miguel Urban Reserve Line, in the land use categories or specific areas listed.

**A. Communitywide.** The following standards apply to all land use categories inside the San Miguel Urban Reserve Line lying west of the Salinas River. This standard does not apply to the San Lawrence Terrace neighborhood nor to other areas of the community located east of the Salinas River.

1. **Compliance with the San Miguel Design Plan.** All proposed development shall be in conformity with the San Miguel Design Plan, and any amendments thereto, in addition to any applicable planning area standards. The San Miguel Design Plan was duly approved by the Board of Supervisors in Resolution 2003-113 and is on file in the Office of the Clerk of the Board of Supervisors and which is hereby incorporated by reference herein as through set forth in full. In the event of any conflict between the provisions of this Title and the Design Plan, the Design Plan shall prevail. Any deviation of existing or proposed development from the provisions of the Design Plan is to occur only after appropriate amendment of the Design Plan.
2. **Cultural Resources.** A Phase One Cultural Resources Report shall be submitted upon application for a grading, construction, or land use permit unless waived by the Director.
3. **Environmental Site Assessment.** Upon application for a grading, construction, or land use permit within 135 feet of the railroad, the applicant shall submit a Phase II Environmental Site Assessment and soil test results. If applicable, a risk assessment shall be prepared and procedures established to address the identification, excavation, handling, and disposal of hazardous substances. The applicant shall ensure that any identified environmental site conditions that may represent a risk to public health and safety shall be remediated in accordance with federal, state, and local environmental laws and regulations.
4. **Railroad Barrier.**
  - a. Development on lots abutting railroad property in San Miguel shall provide a barrier along the common property line to reduce the potential for trespassing on railroad property. The barrier may be in the form of a solid masonry wall or metal fence or a building located with zero setback from the property line.

The barrier must:

- be vandal-resistant;
- allow for the passage of the San Joaquin kit fox from one side to the other;
- be designed to discourage climbing over the top;
- not incorporate barbed wire, razor wire or any other component that could injure someone attempting to climb over it, except that the barrier may

incorporate landscape elements such thorny vines that would act as a deterrent to climbing;

- be maintained by the property owner in a physically sound and visually attractive condition.

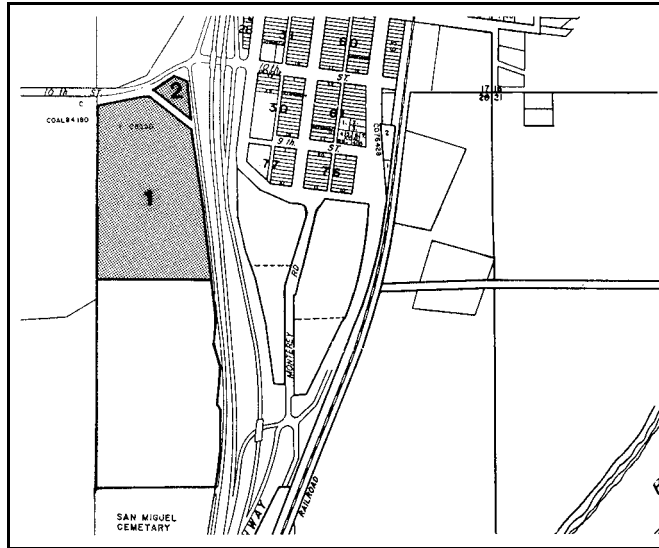
- b. A standard barrier design shall be approved by the Director of Planning And Building with input from the San Miguel Advisory Committee, railroad, county Public Works Department and the county Environmental Division prior to construction of any barrier fencing abutting the railroad right of way. Once approved, all railroad safety barriers in San Miguel shall conform to this design.
5. **Fencing.** In all land use categories, a fence shall be located on the common property line of any parcel that abuts the railroad property. The structure and design of the required fencing shall comply with standards approved by the Department of Planning and Building with the concurrence of the Union Pacific Railroad and California Public Utilities Commission. Fencing shall be constructed with 8-inch by 12-inch openings near the ground every 100 yards to accommodate San Joaquin kit fox migration.
6. **Noise Study.** Upon application for a grading, construction, or land use permit for a noise sensitive land use within the Commercial Retail, Commercial Service, Office/Professional, and Residential Multi-family land use categories within areas exposed to outdoor noise levels exceeding 60 decibels (as delineated by the County Noise Element), a Noise Analysis Study shall be submitted. Noise sensitive land uses include residential uses (except temporary dwellings and accessory structures), public assembly and entertainment facilities, bed and breakfast facilities, hotels and motels, schools, outdoor sports and recreation facilities, and offices. The Noise Analysis Study shall identify existing and future noise levels, potential noise exposure, and recommendations for noise attenuation in compliance with the County Noise Element.
7. **Noise Barriers.** To assure a consistently high-quality appearance within the central business district, safety and noise barriers between 10th Street and 15th Street shall be of a common design.
8. **Noise Setback.** New residential development and associated outdoor use areas (excluding non-habitable structures) shall be prohibited within 113 feet of the railroad or other distance that complies with the requirements of the County Noise Element.

[Added 2003, Ord. 2993; 2006, Ord. 3105]

**B. Commercial Retail (CR).** The following standards apply within the Commercial Retail land use category.

1. **Tree planting.** Plant trees along streets and pedestrian lanes when new commercial buildings are constructed, or for any use requiring a Minor Use Permit or Conditional Use Permit.
2. **Waiver of parking requirements.** Existing and proposed uses in existing commercial buildings on the west side of Mission Street, between 11<sup>th</sup> and 16<sup>th</sup> Streets, are exempt from the off-street parking requirements of Chapter 22.18 (Parking and Loading Standards). This waiver does not apply to the construction of new buildings.

3. **10th Street West of Highway 101.** The following standards apply to land on the west side of Highway 101 and the south side of 10<sup>th</sup> Street, as shown in Figure 104-52.



**Figure 104-52 - CR - 10th Street West of Highway 101 - San Miguel**

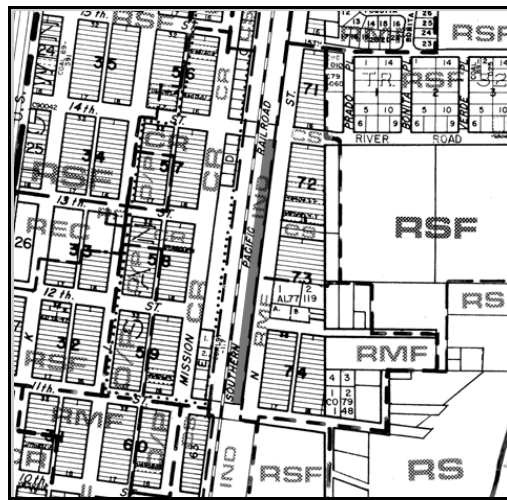
- a. **Location and Limitation on use.** Land uses shall be limited to:
- Accessory storage
  - Bars and night clubs
  - Convenience and liquor stores
  - Gas stations
  - Grocery stores, and general retail (tourist oriented, limited to 2,000 square feet each, to total no more than 30,000 square feet in areas 1 and 2)
  - Hotels and motels
  - Outdoor retail sales (plaza festivals and art shows)
  - Personal services
  - Recreational vehicle park (on the southerly half of the site)
  - Restaurants
  - Small scale manufacturing (artisan and craftsman uses)
- b. **Permit requirement.** Submit a single Conditional Use Permit application for review and approval prior to development of any uses on the site. The Conditional Use Permit shall focus on the following factors:
- (1) Buffering of uses from Highway 101 to reduce the visual impacts on the highway corridor and noise impacts to those uses.
  - (2) Buffering of commercial uses from adjacent residential and agricultural uses and areas.
  - (3) On-site traffic circulation that minimizes, and where practical, separates truck and recreational vehicle traffic from traffic going to and from the visitor-serving commercial uses.

- c. **Highway 101 interchange capacity.** The capacity for peak-hour vehicle trips at the existing Highway 101/10<sup>th</sup> Street interchange shall be retained for the build-out of the Central Business District, the Commercial Service and Industrial categories prior to determining the size of the proposed project.

4. **Mixed Use Development.** Residential quarters and the following commercial uses shall not be established within the same building: nail salons, dry-cleaners, coffee roasters, gasoline stations, furniture refurbishing/refinishing, and any type of spray paint operation.

[Amended 2006, Ord. 3105]

- C. **Commercial Service (CS)** -The following standards apply within the Commercial Service land use category.



**Figure 104-53 - CS - N Street - Adjacent to RMF- San Miguel**

1. **Limitation on use.** All land uses identified by Section 22.060.030 as allowable, permitted, or conditional uses within the CS land use category may be authorized in compliance with the land use permit requirements of that section, except concrete, gypsum and plaster products.
2. **Limitation on use - N Street - Adjacent to RMF.** In the area shown in Figure 104-53, all land uses identified by Section 22.060.030 as allowable, permitted, or conditional uses within the CS land use category may be authorized in compliance with the land use permit requirements of that section except ag processing, horse ranches, furniture and fixture products, cabinet shops, small scale manufacturing, stone and cut stone products. All development shall be residential in appearance when viewed from N street and shall have minimal employee and truck traffic. Outdoor storage is limited to the rear of the site.

- D. Industrial (IND) - Limitation on use.** Land uses within the Industrial land use category shall be limited to: offices; accessory storage; storage yards; vehicle and freight terminals; and warehousing.
- E. Recreation (REC) - East of Mission Street - Limitation on use.** Land uses in the area within the Recreation land use category located east of Mission Street as shown in Figure 104-54 shall be limited to religious facilities, libraries and museums, outdoor sports and recreation, temporary events, or other similar uses that can be found compatible and consistent with the existing cultural resources, in compliance with the land use permit requirements of Section 22.06.030.

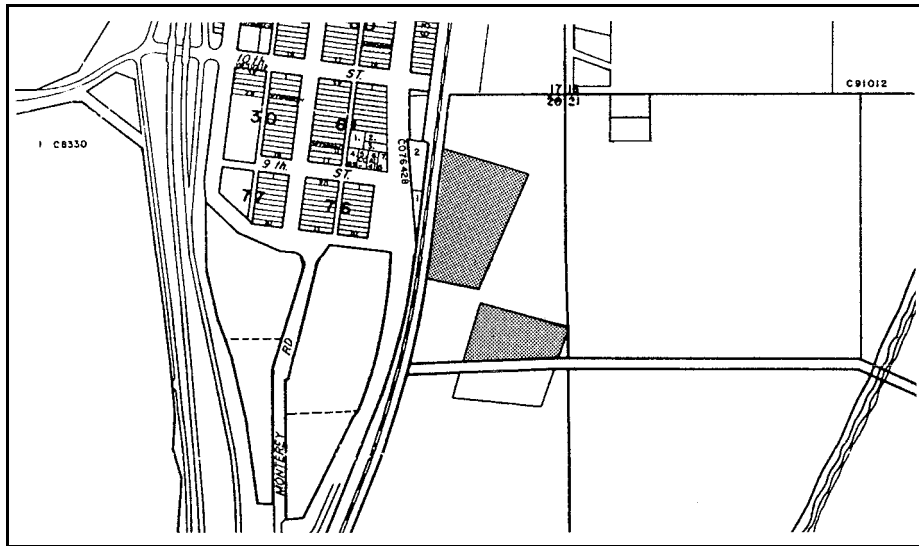


Figure 104-54 - REC - East of Railroad - San Miguel

- F. Residential Multi-Family (RMF).** The following standard applies within the Residential Multi Family land use category areas as shown on Figure 104-55:
1. Upon application for a grading, construction, or land use permit east of the Union Pacific Railroad, the applicant shall submit the following biological reports:
    - a. Vernal Pool Habitat Evaluation
    - b. In-season Floristic Botanical Survey
  2. Any land division shall be clustered west of the Flood Hazard (FH) combining designation, in compliance with the cluster division criteria in Section 22.22.140, or use other techniques that achieve the same result as clustering. Open space areas should be considered for the FH area (no residential site is allowable in the FH area), as well as for noise, visual, and cultural resource protection.
  3. Residential development shall include the following design elements:
    - a. Link cul-de-sacs and dead-end streets to encourage pedestrian and bicycle travel.

- b. Install traffic calming modifications to roads, such as narrower streets, speed platforms, bulb-outs, and intersection modifications designed to reduce vehicle speeds.
- c. Include easements or land dedications for bikeways and pedestrian walkways.
- d. Provide continuous sidewalks separated from the roadway by landscaping and on-street parking.
- e. Include adequate lighting for sidewalks and crosswalks at intersections.
- f. Increase building energy efficiency rating by 10 percent above what is required by Title 24 requirements.
- g. Provide street trees.
- h. Include outdoor electrical outlets.
- i. Provide secure on-site bicycle parking.
- j. Where portions of the Salinas River are located on a site, easements or land dedications for trails consistent with the Parks and recreation Element or other adopted Trails Plan, shall be included in any proposed land division or land use permit.

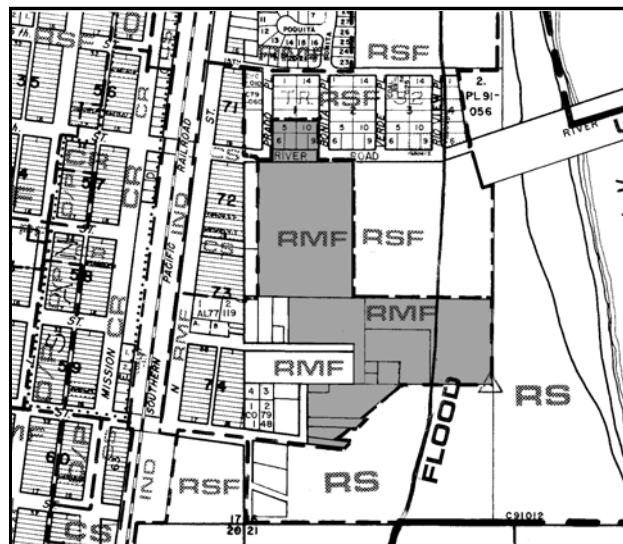
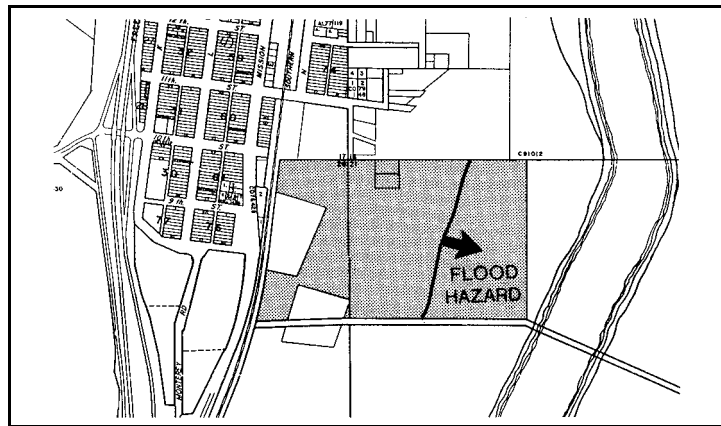


Figure 104-55 - RMF - East side of Hwy 101 - San Miguel



**G. Residential Single-Family (RSF).** The following standards apply within the Residential Single-Family land use category.

1. **Development Density - south and west of 16<sup>th</sup> and Mission Streets.** A second dwelling unit may be allowed for each 7,500 square feet of lot area; and an additional dwelling unit may be allowed for every additional 3,750 square feet in excess of 7,500 square feet, providing that the total lot coverage by buildings does not exceed 40 percent of the site.
2. **South of 11<sup>th</sup> Street.** The following standards apply only to the property shown in Figure 104-56.



**Figure 104-56 - RSF - South of 11<sup>th</sup> Street - San Miguel**

- a. **Density limitation.** The maximum number of residential parcels is limited to 60.
- b. **Cluster requirement.** Any land division shall be clustered west of the Flood Hazard (FH) combining designation, in compliance with the cluster division criteria in Section 22.22.140, or utilize other techniques that achieve the same result as clustering. Open space areas should be considered for the FH area (no residential building site is allowable in the FH area), as well as for noise, visual and cultural resource protection.
3. **Portions of APNs 021-051-004 and 014 and APN 021-151-044.** The following standards apply to the site as shown in Figure 104-57.
  - a. **Environmental mitigation measures.**
    - (1) At the time of application for land division or development, the applicant shall submit a San Joaquin Kit Fox Evaluation Form to determine specific measures to mitigate for the loss of habitat.
    - (2) At the time of application for land division or development, the applicant shall retain a county-approved botanist to conduct a comprehensive botanical survey of the portion of the project site proposed for residential development and related site improvements. The survey shall include measures to avoid or minimize impacts to special-status plant species.

- (3) At the time of application for land division or development, the applicant shall retain a county-approved archaeologist to prepare a sub-surface testing plan. The archaeologist shall prepare a Phase II Sub-surface Survey Report documenting findings and delineating the actual boundaries of the identified archaeological site. If the sub-surface survey finds significant cultural resources, mitigation measures, including site design modifications, shall be incorporated into the proposed project to avoid impacts to these resources.
- (4) At the time of application for land division or development, the applicant shall submit a Noise Study prepared by a county-approved noise specialist. The study shall include recommended measures to mitigate noise exposure to acceptable levels. Measures may include site design modifications or noise attenuation structures.
- (5) At the time of application for land division or development, the applicant shall submit a proposed method of notification of future property owners of the proximity of the sewage treatment plant.

[Added 2003, Ord. 3010]

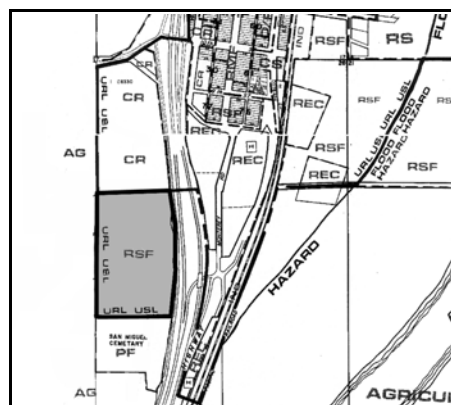


**Figure 104-57 - RSF - Ptns of APNs 021-051-004 & 014 & APN 021-151-044**

4. **Cemetery Road south of 10<sup>th</sup> Street.** The following standards apply to the property as shown in Figure 104-58.
  - a. **Subdivision design and density limitations.** New land divisions shall be clustered to comply with the Highway Corridor Design Standards, to provide open space above the 687-foot elevation contour, along the drainage swale, and as provided below. The minimum parcel size shall be a minimum 10,000 square feet, with residential density limited to one unit per parcel.
  - b. **Setbacks.** Proposed subdivision plans shall incorporate landscape buffers as follows:
    - (1) 15 feet along the southern property boundary;

- (2) 100 feet along the eastern property boundary, and;
  - (3) 40 feet along the northern property boundary.
- c. Location limitation.** Ridge top development shall be avoided, and future development shall not be constructed above the natural 687-foot elevation contour.
- d. Development and height limitations.** All development shall visually blend with the existing topography, and all cut and fill slopes shall be rounded to reduce the transition between slope angles. The finished building pad for each proposed residential structure should be constructed at or lower than an elevation calculated to be the average of the highest natural elevation and the lowest natural elevation on that lot. The maximum height of each proposed residence shall not exceed 20 feet above the determined average natural grade for each proposed lot. The design of residences shall incorporate the use of hipped-roof design, and exterior colors shall be muted, earthtone shades and shall not have a Munsell chroma or value greater than six.
- e. Landscaping plan required.** A landscape plan shall be submitted at the time of application and shall provide 50 percent screening of structures within five years of initial planting, 80 percent screening of structures within 10 years of planting, and shall utilize native, drought-tolerant vegetation. No irrigated turf or ornamental ground covers shall be used within landscape buffer areas.
- f. Exterior lighting plan required.** An exterior lighting plan shall be submitted at time of application, and shall meet the following standards:
- (1) The maximum height of street light standards shall not exceed twelve feet;
  - (2) Direct views of exterior lighting sources shall be shielded from view from public roads;
  - (3) Lights shall be designed and constructed to reduce illumination of the hillside to the west, and;
  - (4) Illumination levels of streetlights shall be the minimum required by public safety policy and ordinances.

[Amended 2005, Ord. 3073]



**Figure 104-58 - RSF - South of 10th Street**

## 22.104.080 - Santa Margarita Urban Area Standards

The following standards apply within the Santa Margarita Urban Reserve Line, in the land use categories or specific areas listed.

**A. Communitywide.** The following standards apply to all land use categories inside the Santa Margarita Urban Reserve Line.

1. **Compliance with the Santa Margarita Community Design Plan.** All Minor Use Permit and Conditional Use Permit applications shall be in conformity with the Santa Margarita Design Plan, and any amendments thereto. The Santa Margarita Design Plan was duly approved by the Board of Supervisors in Resolution 01-413 and is on file in the Office of the Clerk of the Board of Supervisors and which is hereby incorporated by reference herein as though set forth in full. In the event of any conflict between the provisions of the Salinas River Area Plan and the design plan, the design plan shall prevail.

Applicants and the general public are encouraged to read the Santa Margarita Design Plan. The standards are requirements that supercede and replace any conflicting standards in Articles 1 through 8 of this Title. The guidelines are flexible standards for discretionary land use permits that are intended to provide for interpretation and flexibility in designing a project, such that “equal or better” design features may be approved.

2. **Permit requirements.**

- a. Minor Use Permit approval is required for all new construction or exterior alteration of existing structures where a land use permit is otherwise required by this Title, except for the following:
  - (1) Minor exterior alterations, as well as expansions not to exceed 10 percent of the existing floor area, may be exempted from this requirement by the Director of Planning and Building. Such projects are still subject to other applicable requirements.
  - (2) Exterior facade remodeling and expansions that exceed 10 percent of the existing floor area may be approved as “minor” Minor Use Permits if they are determined to be categorically exempt from the California Environmental Quality Act by the Director of Planning and Building and are in conformance with the Santa Margarita Design Plan.
  - (3) New uses that are proposed to occupy existing development. Such uses are still subject to other applicable permit requirements.
  - (4) Single-family and multi-family residences and residential accessory structures, secondary dwellings, and agricultural accessory structures.
  - (5) Where Conditional Use Permit approval is otherwise required by this Title.

3. **Street tree requirement.** Before final building inspection, plant deciduous shade trees with low water-using irrigation along streets and pedestrian lanes when new residential tracts are developed, when multi-family residences, commercial or other non-residential buildings are constructed, or for any new or expanded use requiring a Minor Use Permit or Conditional Use Permit. Trees shall be selected and located to have a continuous row of shade canopy along the street right-of-way within 10 years after planting.

[Added 2001, Ord. 2947; Amended 2006, Ord 3097]

**B. Residential Single-Family (RSF).** The following standards apply within the Residential Single-Family land use category.

1. **Building height.** For properties with less than 75 feet of frontage, the maximum height for a new residence or addition to an existing residence is 18 feet, or one story, whichever is less, unless a greater height is authorized by Minor Use Permit approval to consider privacy and neighborhood character.
2. **Minimum building site.** The minimum building site for existing adjoining lots under single ownership shall be 6,000 square feet with 50 feet of frontage.
3. **Design Standards - New subdivisions and Zoning Clearances for single-family residences.** The following standards apply to proposed subdivisions and new single-family residential development unless modified by a Minor Use Permit or Conditional Use Permit on individual lots:
  - a. **Varied front yard setbacks.** The required 25-foot front yard setback shall be adjusted at least five feet in either direction if a building site is between or adjacent to two residences that are located at the required front setback. Existing front building setbacks shall be shown on application submittals.
  - b. **Driveway frontage and garage location.** No more than 25 percent of a lot's frontage shall be utilized for a driveway opening, unless it is necessary to allow a 16-foot width for a two-way drive, except for flag lots, cul-de-sac lots and lots with less than 40 feet frontage.

Garages and carports shall be located five feet further back from the street than the front of residences, except where limited site area, width and/or access make the required setback infeasible, an adjustment may be approved in compliance with Section 22.70.030.

- c. **Fence and wall requirement.** Fences and walls that are proposed at or within the front setback or visible from public streets, shall be constructed of stuccoed masonry, river cobblestone or wood, and shall be designed, painted or stained similar to the building architecture and colors. Fences or walls constructed of other materials or finishing shall be set back at least 10 additional feet and continuously screened by landscaping from the street right-of-way.

**C. Residential Multi-Family (RMF).** The following standards apply within the Residential Multi-Family land use category.

1. **Minimum site frontage.** New multi-family development shall have a minimum 75-foot street frontage.
2. **Height limit.** Building height shall be no more than 28 feet.
3. **Design standards - All land use permits.** Multi-family residential structures and accessory buildings shall comply with the following design standards, or their intent if a discretionary permit is applicable, in addition to the Residential Single-Family category standards in Subsections B.3.a through B.3.c, unless modified by a Minor Use Permit.
  - a. **Parking location.** Parking spaces shall not be located between the front property line and buildings.
  - b. **Wall, roof and balcony articulation.** Building walls and balconies shall be inset or notched at least once for every 30 linear feet. Insets shall be at least one foot and shall be extended to the roof cornice or penetrate the roof plane. Roofs shall not be mansard style. Exterior stairs, balconies and porches shall be covered by the roof plane and form part of the building articulation.
  - c. **Private Patios and balconies.** Residential private outdoor use areas shall be provided for individual units. Private balconies shall be provided, with a depth of at least 6 feet and width of 10 feet. Private ground-level patios shall be provided with an area of at least 150 square feet.
  - d. **Building materials.** Wall surface materials shall be wood or wood-appearing materials, stucco, brick, or rock. Prohibited wall materials include metal siding, unfinished or painted concrete block, metal window awnings, and reflective glass.
  - e. **Building trim.** Cornices and moldings shall be provided at building corners, eaves, baseboard lines, and window borders except where windows are not flush with a wall surface.

**D. Recreation (REC).** The following standards apply within the Recreation land use category.

1. **Limitation on use.** Land uses shall be limited to libraries and museums, membership organization facilities, outdoor sports and recreation, public assembly and entertainment, sports assembly, temporary events, government offices and caretaker residences.
2. **Permit requirement.** Minor Use Permit approval is required for any construction of new buildings, unless a Conditional Use Permit is otherwise required by this Title.
3. **Setback requirement.** A 20-foot front setback is required, within which a landscaped parkway between the curb and sidewalk shall be provided.

**E. Commercial Service (CS).** The following standards apply within the Commercial Service land use category.

1. **Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses within the CS land use category may be authorized in compliance with the land use permit requirements of that Section, except: concrete, gypsum and plaster products, and electric generating plants.
2. **Permit requirement.** Minor Use Permit approval is required where Site Plan Review would otherwise be required by this Title, for all initial construction or exterior alteration to existing buildings

New uses that are proposed to occupy existing development are not subject to the above requirement but are subject to land use permit approvals as required by this Title, with the exception that the following uses are required to have Minor Use Permit approval, to review potential water, wastewater, hazardous material, odor, noise, traffic, solid waste and potential impacts that may apply: ag processing; drive-in theater; sports assembly; apparel products; electrical equipment, electronic and scientific instruments; furniture and fixture products; metal industries, fabricated; small scale manufacturing; recycling and scrap; stone and cut stone products; laundries and dry cleaning plants.

**F. Industrial (IND).** The following standards apply within the Industrial land use category.

1. **Limitation on Use - Railroad property.** Allowable land uses are limited on lands in Southern Pacific Railroad ownership to offices, accessory storage, storage yards, vehicle and freight terminals, pipelines and transmission, public utility facilities and warehousing.

[Amended 1996, Ord. 2776]

## 22.104.090 - Templeton Urban Area Standards

The following standards apply within the Templeton Urban Reserve Line, in the land use categories or areas listed.

**A. Communitywide.** The following standards apply to all land use categories inside the Templeton Urban Reserve Line.

- 1. Compliance with the Templeton Community Design Plan.** All Minor Use Permit, Conditional Use Permit and subdivision applications shall be in conformity and compliance with the Templeton Community Design Plan, dated January 11, 1991 and subsequent amendments, which was duly adopted by the Board in Resolution No. 90-688 and is on file in the Office of the Clerk of the Board, and which is hereby incorporated by reference herein as though set forth in full.

Applicants and the general public are encouraged to read the Templeton Community Design Plan. The guidelines in the Templeton Community Design Plan are intended to provide for interpretation and flexibility in designing a project.

[Amended 2003, Ord. 3010]

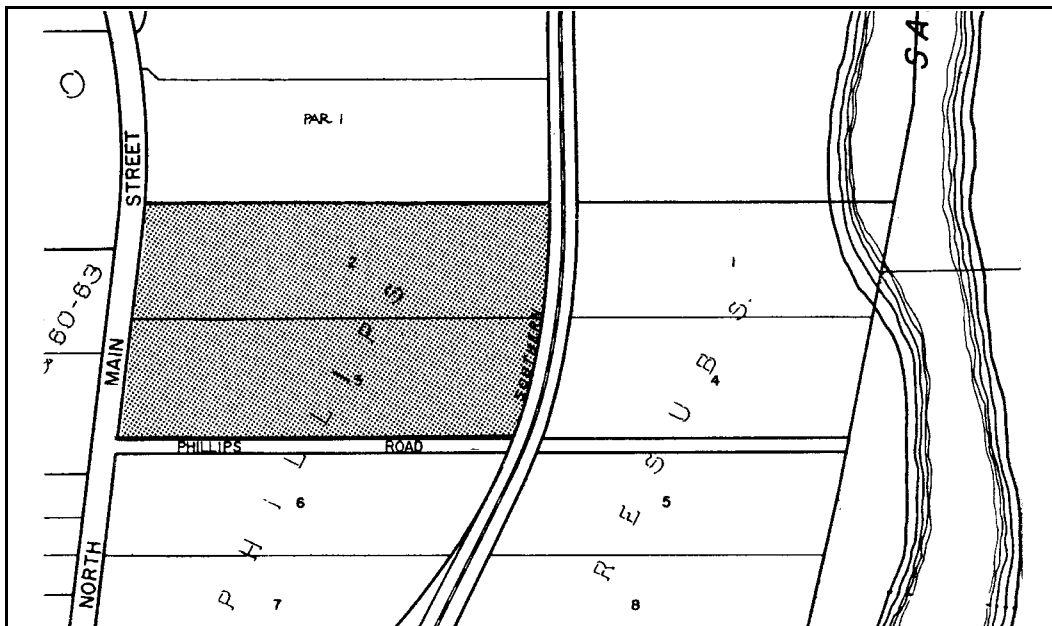
### **2. Permit requirements.**

- a. Minor Use Permit approval is required for all new construction or exterior alteration of existing structures where a land use permit is otherwise required by this Title, except for the following:
  - (1) Agricultural and residential accessory structures;
  - (2) Minor exterior alterations, as well as expansions not to exceed 100 square feet, that are in conformance with the Templeton Community Design Plan may be exempted from this requirement by the Director. These projects are still subject to other applicable permit requirements;
  - (3) Multi-family residences and their accessory buildings that are required by this Title to have Zoning Clearance approval;
  - (4) Public parks;
  - (5) Single-family dwellings, additions to single family dwellings that are not adjacent to riparian habitats associated with blue line streams such as Toad Creek; or
  - (6) Secondary dwellings; or
  - (7) Where Conditional Use Permit approval is otherwise required by this Title.



- b. New uses that are proposed to occupy existing development are not subject to the above permit requirement but are subject to land use permit approvals as required by this Title.
- c. Compliance with all authorized land use permits and proof of adequate water availability from the Templeton Community Services District shall be determined before issuance of a business license, in compliance with Chapter 22.02.

3. **Preservation of natural features.** New development and proposed subdivisions shall be designed to retain significant features such as oak trees, riparian habitats, and prominent hills.
4. **Allowable use.** The existing cattle auction yard located on 1991 Assessors Parcel Number 040-211-015 shown in Figure 104-59 is an allowable conforming use in its present location.



**Figure 104-59 - Cattleyard - Templeton**

- B. Combining Designations - Flood Hazard (FH) - Toad Creek Restoration.** In new development and subdivision applications on properties within the Toad Creek flood hazard area identified in the official maps, riparian plants, such as native trees and willows, shall be used for habitat restoration and enhancement without sacrificing flood protection, in addition to the creek preservation requirements on pages III-6 and 7 of the Templeton Community Design Plan.
- C. Residential Rural (RR) - Theatre Drive and North Main Street.** The following Residential Rural standards apply only to the properties shown in Figure 104-60.
- 1. Density limitation.** The maximum residential density shall be as allowed by the Agriculture land use category. The maximum residential density may be increased to that allowed by the Residential Rural category by purchase of all additional development credits as part of a transfer of development credits program.
  - 2. Cluster subdivision requirement.** New land divisions proposing more than two parcels shall be clustered in compliance with Section 22.22.140, or utilize other techniques that achieve the same result as clustering. Open space parcels shall be located on the visible portions of sites as viewed from Highway 101 and where agricultural operations can be continued, as well as other applicable locations. Refer to the cluster development guidelines on page V-10 in the Templeton Community Design Plan.

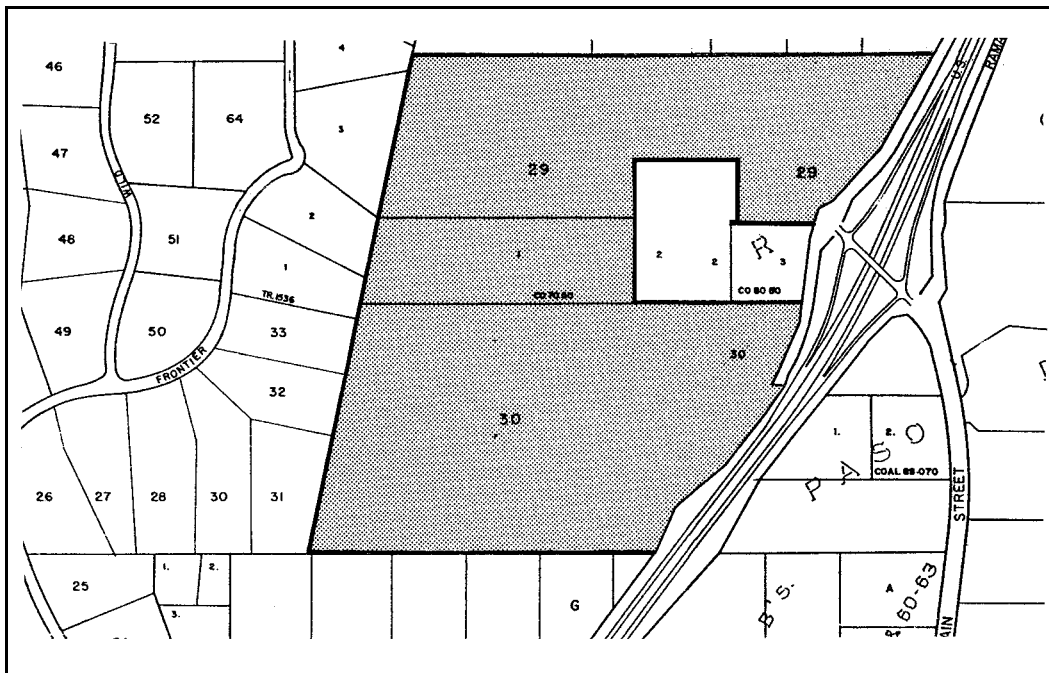


Figure 104-60 - RR - Theatre Drive and North Main Street

**D. Residential Suburban (RS).** The following standards apply within the Residential Suburban land use category.

- 1. Fence and wall requirement.** This standard applies to solid fences and walls that are proposed along public roads and will be visible from the public road. Fences and walls shall be constructed of durable and high quality materials including but not limited to: masonry, river cobblestone, stucco or a combination of wood with stone or stucco columns. Solid wood fences are not allowed unless they are continuously screened with landscaping and maintained. Refer to the Templeton Community Design Plan, page V-16 through V-18, for criteria on fence and wall materials and detailing.

[Amended 2003, Ord. 3010]

- 2. Mobile home parks and mobile home subdivisions - Density limitation.** Mobile home parks and subdivisions are limited to a density no greater than one unit and residential parcel per acre.
- 3. Limitation on siting.** Development on APN 39-381-047 and 048, and 39-411-021, 028 and 029, shown in Figure 104-61, shall be set back a minimum of 100 feet northerly of the 800-foot contour elevation traversing the site. Development shall be designed to maximize visual rural separation between Templeton and Atascadero.

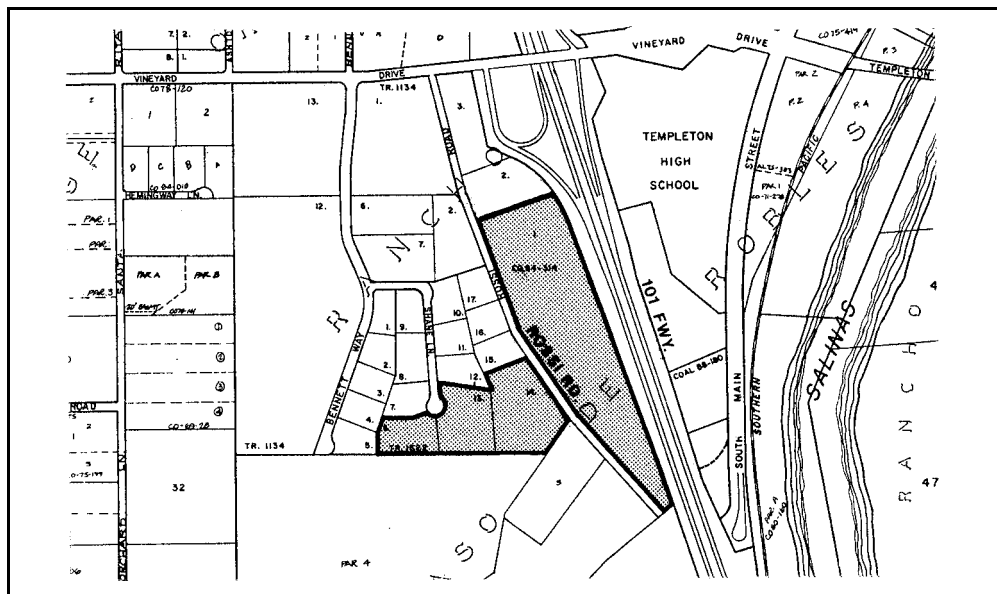


Figure 104-61 - RS - Limitation on Siting - Templeton

4. **South of Vineyard Drive.** The following standard applies only to land south of Vineyard Drive, as shown in Figure 104-62.
- Land division requirement.** Land divisions shall be clustered in compliance with the cluster division requirements of Section 22.22.140. Part of the required open space shall be offered to the County for a park and multi-use paths for walking and bicycling; and in site no. 1 in Figure 104-62 the Templeton Community Services District for a fire station site.
  - Density limitation.** The maximum residential density shall be as allowed by the Agriculture land use category. The maximum residential density may be increased to that allowed by the Residential Suburban category by purchase of all additional development credits as part of a transfer of development credits program.

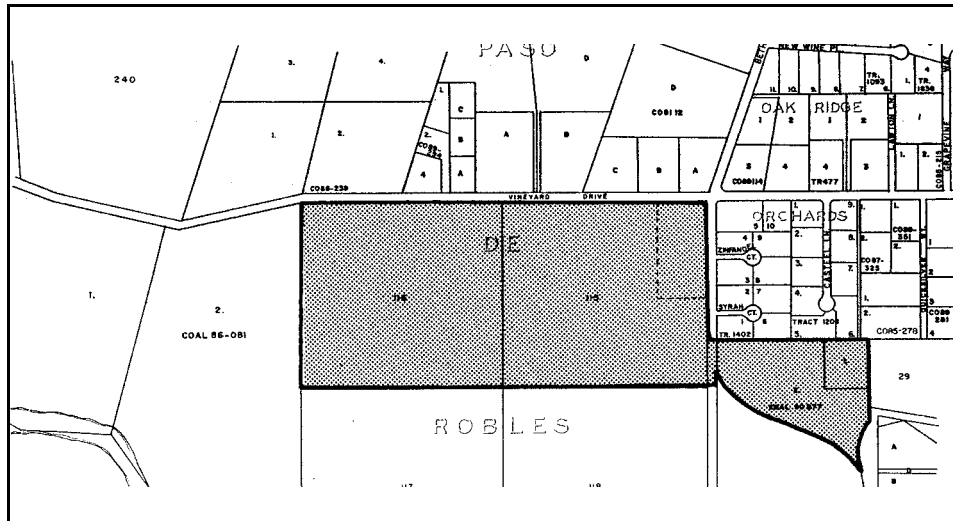


Figure 104-62 - RS - South of Vineyard Drive - Templeton

5. **Casper Road - Noise standards.** To minimize freeway noise impacts, new development within the RS category along Casper Road (Figure 104-63) shall comply with the Noise Element of the General Plan and Section 22.10.120. When an acoustical report is required the report shall, at a minimum, contain existing and build-out noise levels. The report shall also identify mitigation measures to reduce noise to acceptable interior and exterior levels in compliance with the Noise Element and the least noise-sensitive areas of the property for habitable development.

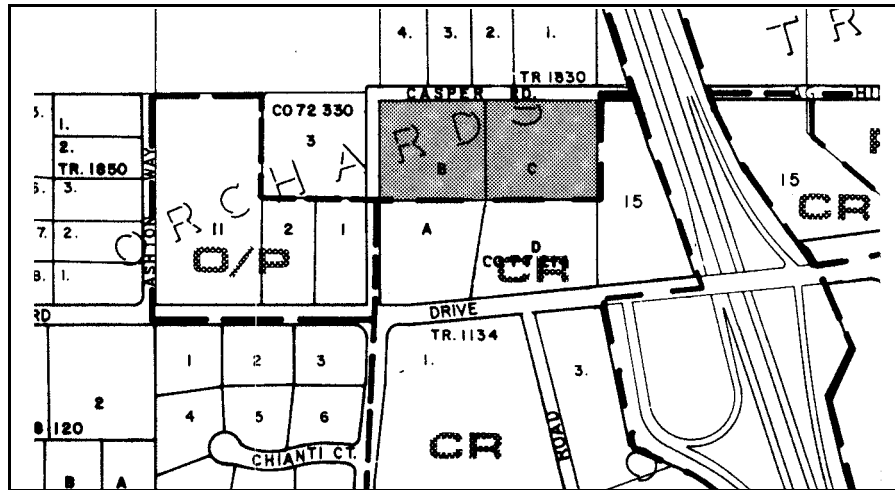


Figure 104-63 - RS - Casper Road - Templeton

- E. **Residential Single-Family (RSF).** The following standards apply within the Residential Single-Family category.

1. **Land division limitation.** Single family lots created through new land divisions shall be at least 7,500 square feet. Affordable housing projects may have smaller parcels in compliance with Chapter 22.22. See the Templeton Community Design Plan for other guidelines on subdivisions.
2. **Design standards - Zoning Clearances for single-family residences.** New single-family residential development shall comply with the following standards unless modified through a Minor Use Permit or Conditional Use Permit:
  - a. **Driveway frontage.** Driveway width is limited to a maximum 16 feet, except for flag lots, cul-de-sac lots and lots with less than 40 feet frontage, or where a wider driveway is needed for County Fire Department requirements.
  - b. **Garage location.** Garages and carports shall be located five feet further back from the street than the front of residences, except where limited site area, width and/or access make the required setback infeasible, an adjustment may be approved in compliance with Section 22.70.030.

Refer to the Templeton Community Design Plan, pages V-5 and 6, for more guidance on driveways and garage location.

- c. **Fence and wall requirement.** This standard applies to solid fences and walls that are proposed along public roads and will be visible from the public road. Fences and walls shall be constructed of durable and high quality materials including but not limited to: masonry, river cobblestone, stucco or a combination of wood with stone or stucco columns. Solid wood fences are not allowed unless they are continuously screened with landscaping and maintained. Refer to the Templeton Community Design Plan, page V-16 through V-18, for criteria on fence and wall materials and detailing.

[Amended 2003, Ord. 3010]

3. **Golden Meadow Drive.** The maximum number of parcels allowed in the Residential Single-Family land use category located north and south of Golden Meadow Drive (Lots 1-5 and 29-33 of Rosemead Farms No. 1) as shown in Figure 104-64, shall be calculated on the basis of one lot per 20,000 square feet of gross site area.

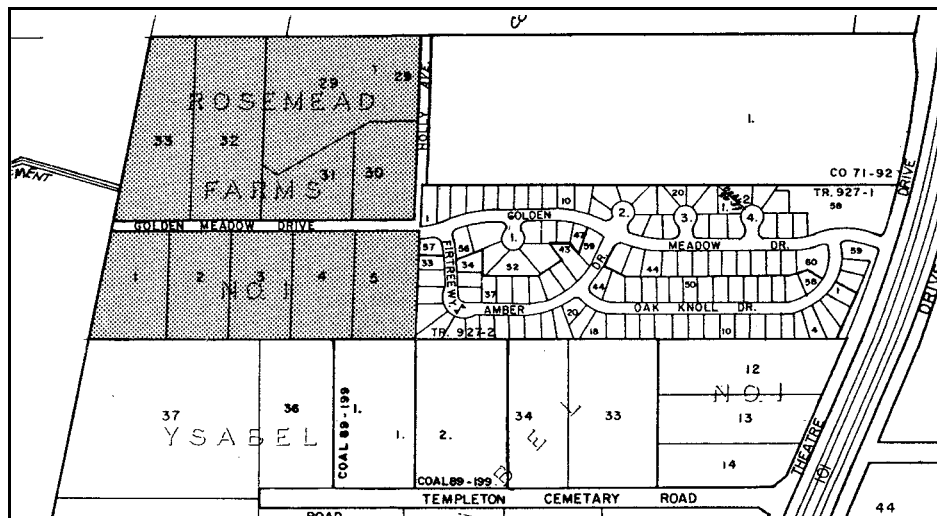


Figure 104-64 - RSF - Golden Meadow Drive - Templeton

- F. **Residential Multi-Family (RMF).** The following standards apply within the Residential Multi-Family category.

1. **Density limitation.** Allowable density is limited to a maximum of 26 dwelling units per acre, with maximum floor area and minimum open area to be in compliance with the medium density criteria in Chapter 22.22.

An exception is provided that the area shown in Figure 104-65 is limited to a maximum of 12 dwellings per acre, with maximum floor area and minimum open area to be in compliance with the low density criteria in Chapter 22.22.

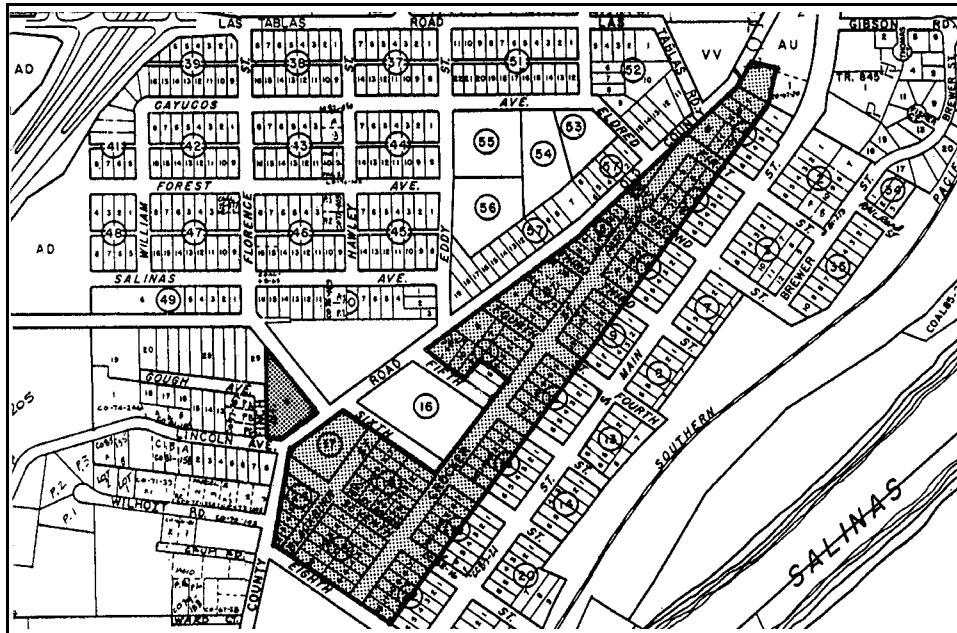


Figure 104-65 - RMF - Low Density Multi-Family Area - Templeton

2. **Design standards - Zoning Clearances for four or fewer multi-family residential and accessory buildings.** Multi-family residential structures and accessory buildings that are required by Section 22.06.030 (Allowable Land Uses and Permit Requirements) to have Zoning Clearance approval shall comply with the following design standards. Applicants who wish to design a project differently than allowed by these standards may apply for a Minor Use Permit to be reviewed for conformance with the Templeton Community Design Plan. An exception or modification to these standards may be granted through approval of a Minor Use Permit.
  - a. **Driveway width.** Driveway width is limited to a maximum 16 feet, except for flag lots and cul-de-sac lots, or where a wider driveway is needed for County Fire Department requirements. Refer to the Templeton Community Design Plan, pages V-5 and 6, for more guidance on driveways.
  - b. **Garage location.** Garages and carports shall be located further back from the street than the front of residences, except where limited site area, width and/or access make the required setback infeasible, an adjustment may be approved as authorized in Chapter 22.70.030. Refer to the Templeton Community Design Plan, pages V-5 and 6, for more guidance on garage location.
  - c. **Street tree requirement.** One street tree is required at least every 50 feet adjacent to a street, within 15 feet of the street right-of-way. Street trees shall be from the street tree list in the Templeton Community Design Plan, page V-9.

- d. **Fence and wall requirement.** This standard applies to solid fences and walls that are proposed along public roads and will be visible from the public road. Fences and walls shall be constructed of durable and high quality materials including but not limited to: masonry, river cobblestone, stucco or a combination of wood with stone or stucco columns. Solid wood fences are not allowed unless they are continuously screened with landscaping and maintained. Refer to the Templeton Community Design Plan, page V-16 through V-18, for criteria on fence and wall materials and detailing.
- e. **Wall, roof and balcony articulation.** Building walls and balconies shall be inset or notched at least once for every 30 linear feet. Insets shall be at least one foot and shall be extended to the roof cornice or penetrate the roof plane. Roofs shall be pitched and shall not be mansard style. Refer to the Templeton Community Design Plan, page V-14, for guidance on massing of buildings.

Exterior stairs, balconies and porches shall be covered by the roof plane and form part of the building articulation. Refer to the residential architectural guidelines starting on page VI-18 in the Templeton Community Design Plan.

- f. **Private patios and balconies within multi-family projects.** Private outdoor use areas shall be provided for individual dwelling units. Private balconies shall be provided with a depth of at least six feet and a width of at least 10 feet. Private ground level patios shall provided with an area of at least 150 square feet. Refer to pages VI-20 and 24 of the Templeton Community Design Plan.
- g. **Building materials.** Wall surface materials shall be wood or wood-appearing materials, stucco, brick, or rock. Prohibited wall materials include metal siding, unfinished or painted concrete block or brick, metal window awnings, and reflective glass. Refer to page VI-21 of the Templeton Community Design Plan for more discussion concerning materials.
- h. **Building trim and color.** Cornices and moldings at building corners, eaves, baseboard lines, and window borders shall be provided except for windows that are not flush with a wall surface. Refer to the residential architectural guidelines starting on page VI-18 in the Templeton Community Design Plan.

Building color shall be equal to or greater than 4 in value and no brighter than 6 in chroma on the Munsell color scale, on file at the Department. Trim colors shall be complementary to wall colors. Refer to pages VI-16 of the Templeton Community Design Plan for more information.

- i. **Garage doors.** Garage doors shall be inset into the wall plane and not be flush with it. See page VI-25 of the Templeton Community Design Plan.
- j. **Chimneys.** Where used in exterior walls, chimneys shall be projected at least 8 inches from the wall plane. See page VI-25 of the Templeton Community Design Plan for more information.

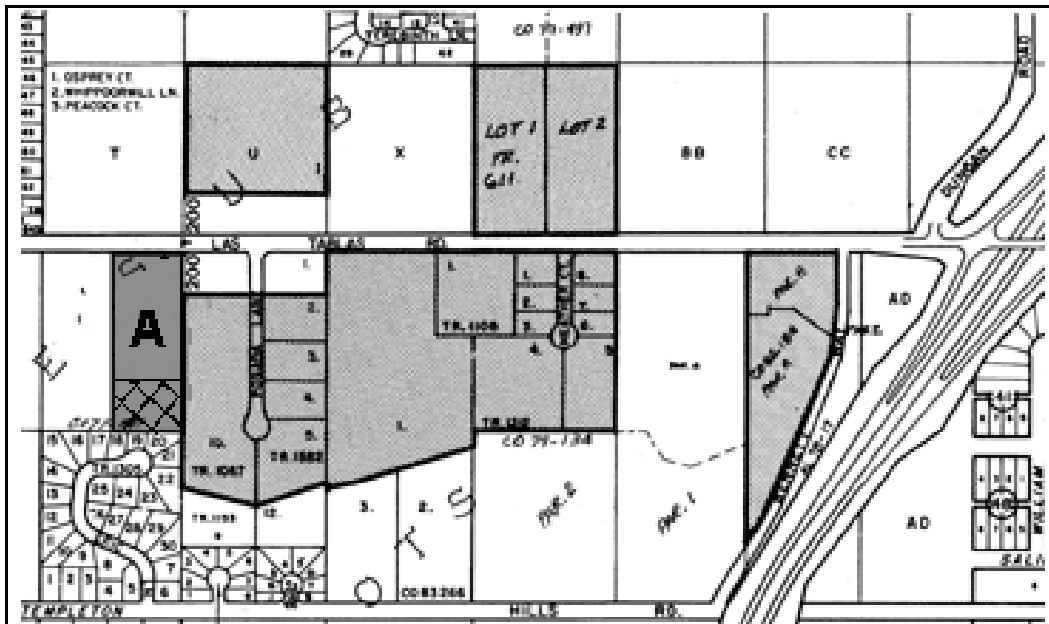
[Amended 2003, Ord. 3010]



**G. Office and Professional (OP).** The following standards apply within the Office and Professional category.

1. **Fence and wall requirement.** This standard applies to solid fences and walls that are proposed along public roads and will be visible from the public road. Fences and walls shall be constructed of durable and high quality materials including but not limited to: masonry, river cobblestone, stucco or a combination of wood with stone or stucco columns. Solid wood fences are not allowed unless they are continuously screened with landscaping and maintained. Refer to the Templeton Community Design Plan, page V-16 through V-18, for criteria on fence and wall materials and detailing.
2. **Las Tablas Road - Residential uses.** Multi-family dwellings are encouraged in the Office and Professional land use category on Las Tablas Road west of Highway 101, as shown in Figure 104-66, as part of mixed use projects and may be allowed as an incidental use, or as a principal use on no more than 50 percent of a site, through Conditional Use Permit approval. Residential units on property “A” as shown in Figure 104-66, may only be located in the crosshatched area and may be structurally detached from the commercial or office use on the site. Multi-family dwellings that would be affordable to employees of proposed projects should be encouraged in all discretionary land use permits for office and professional projects.

[Amended 1996, Ord. 2776; 2003, Ord. 3010; 2007, Ord. 3116]



**Figure 104-66 - OP - Las Tablas Road - Templeton**

**H. Commercial Retail (CR).** The following standards apply within the Commercial Retail category.

1. **Fence and wall requirement.** This standard applies to solid fences and walls that are proposed along public roads and will be visible from the public road. Fences and walls shall be constructed of durable and high quality materials including but not limited to: masonry, river cobblestone, stucco or a combination of wood with stone or stucco columns. Solid wood fences are not allowed unless they are continuously screened with landscaping and maintained. Refer to the Templeton Community Design Plan, page V-16 through V-18, for criteria on fence and wall materials and detailing.

[Amended 2003, Ord. 3010]

**2. Las Tablas Road and Vineyard Drive areas.**

- a. **Streetside improvements.** Curbs, gutters, sidewalks and street paving are required with all projects.
- b. **Multi-Family dwellings outside the Central Business District.** Multi-family dwellings are allowable as an incidental use outside the central business district and may be authorized through Minor Use Permit approval, unless this Title would otherwise require a Conditional Use Permit. Multi-family dwellings that would be affordable to employees of proposed projects should be encouraged in all discretionary land use permits for commercial projects.
- c. **Limitation on use.**
  - (1) The following applies only to the land located on Las Tablas Road, west of Highway 101. All uses identified by Section 22.06.030 (Allowable Land Uses and Permit Requirements) as being allowable, permitted, or conditional uses may be authorized in compliance with the land use permit requirements of that Section, except the following: commercial retail uses that have a floor area on any one floor of 90,000 square feet or more.
  - (2) The following applies only to the land located on Vineyard Drive. All uses identified by Section 22.06.030 (Allowable Land Uses and Permit Requirements) as being allowable, permitted, or conditional uses may be authorized in compliance with the land use permit requirements of that Section, except the following: recycling collection stations, small scale manufacturing, mobile home parks, auto, mobilehome and vehicle dealers and supplies, recreational vehicle parks, and vehicle storage.

[Amended 2003, Ord. 3010]

3. **Ramada Drive area - Conditional Use Permit requirement.** A Conditional Use Permit is required for each property ownership within the areas shown in Figure 104-67, prior to approval of subdivision or land use permit applications. The Templeton Community Design Plan shall guide the Conditional Use Permit.

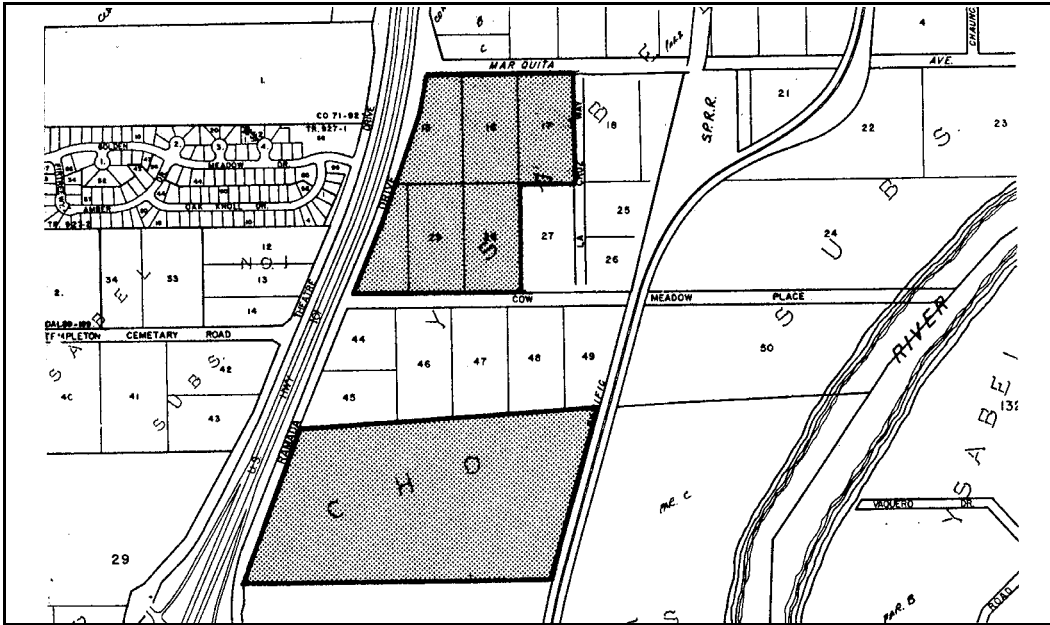


Figure 104-67 - CR - Ramada Drive Properties - Templeton

4. **Main from Eighth to Tenth Streets - Multi-family dwellings.** Multi-family dwellings as a principal use may be authorized through Conditional Use Permit approval on Blocks 27 and 30 of the Town of Templeton, shown in Figure 104-68.

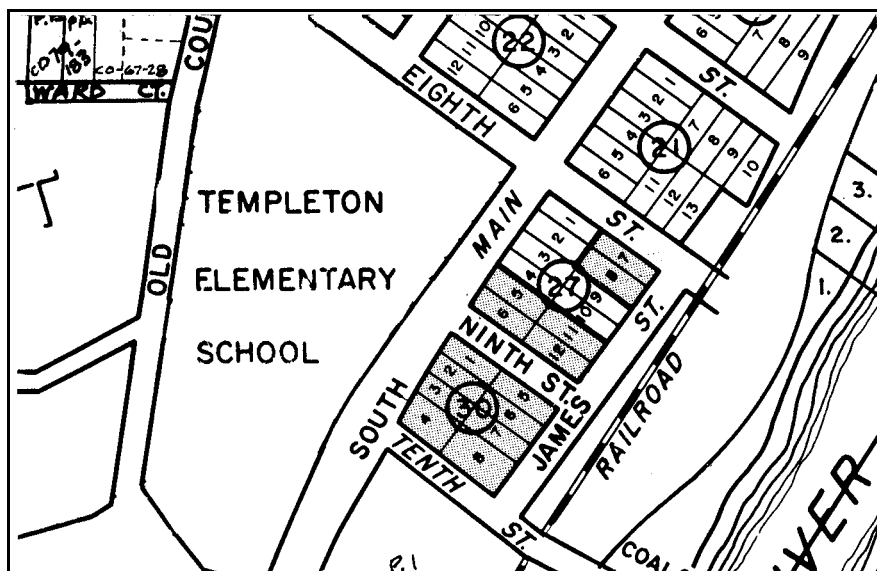


Figure 104-68 - CR - Main from Eighth to Tenth Street - Templeton

5. **Highway 101/North Main Street Interchange.** The following standards apply to the area located south of and adjacent to the Highway 101/North Main Street interchange on the east side of Highway 101 corresponding to Figure 104-69.
- Limitation on use.** Land uses shall be limited to: bars and night clubs, restaurants; gas stations; offices; hotels and motels, in compliance with the land use permit requirements of Section 22.06.030.
  - Site planning.** Proposed development shall provide a minimum 25-foot landscaped setback from the Highway 101 right-of-way and any adjacent residential category for buffering and screening foreground views from the Highway 101 corridor and residential areas, while retaining background views. Other provisions for minimizing the visual impacts of grading and development as seen from Highway 101 and North Main Street shall integrate site development with the public facilities category and the grade elevation of North Main Street.

[Amended 1996, Ord. 2776]

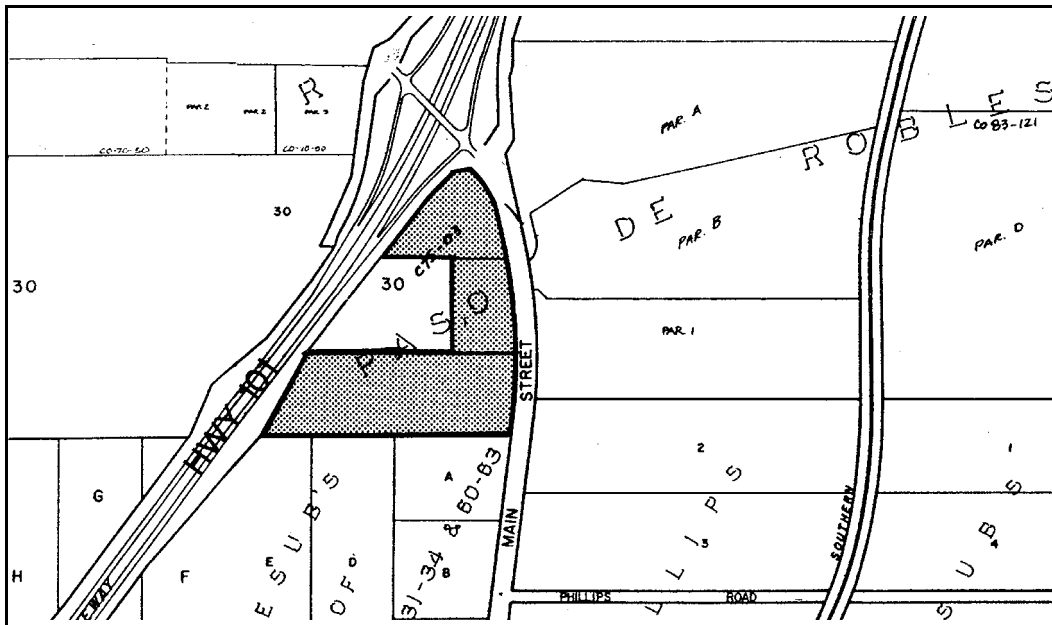


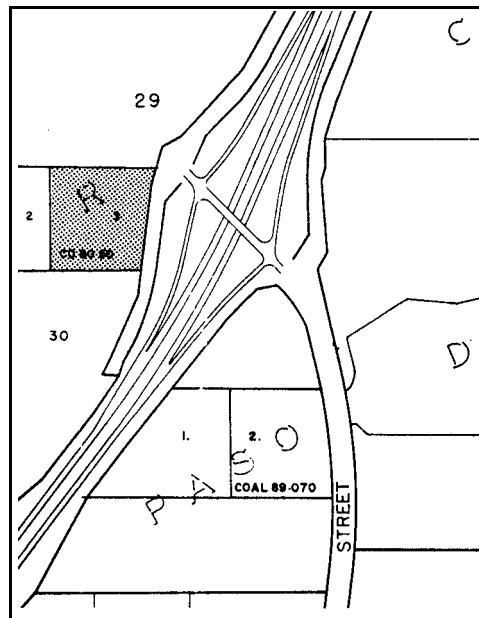
Figure 104-69 - CR - Highway 101/North Main Street - Templeton

- I. **Commercial Service (CS).** The following standards apply within the Commercial Service category.
- Limitation on use within special setbacks.** All land uses identified by Section 22.06.030 (Allowable Land Uses and Permit Requirements) as being allowable, permitted, or conditional uses may be authorized in compliance with the land use permit requirements of that Section, except the following, which are prohibited within 200 feet of collector and arterial streets, and residential categories: concrete, gypsum and plaster products; metal industries, fabricated; recycling and scrap; fuel dealers; storage yards and sales lots that are primary uses; and vehicle storage.

2. **Fence and wall requirement.** This standard applies to solid fences and walls that are proposed along public roads and will be visible from the public road. Fences and walls shall be constructed of durable and high quality materials including but not limited to: masonry, river cobblestone, stucco or a combination of wood with stone or stucco columns. Solid wood fences are not allowed unless they are continuously screened with landscaping and maintained. Refer to the Templeton Community Design Plan, page V-16 through V-18, for criteria on fence and wall materials and detailing.

[Amended 2003, Ord. 3010]

3. **Theatre Drive/Highway 101 interchange.** The following standards apply to a property on the west side of the Theatre Drive/Highway 101 interchange, as shown in Figure 104-70.



**Figure 104-70 - CS - Theatre Drive/Highway 101 Interchange**

- a. **Limitation on use.** Land uses shall be limited to building materials, nursery specialties, and a truck terminal.
- b. **Height limitation.** The height of structures shall not exceed 25 feet, except that an additional five feet may be utilized for architectural features such as cupolas or gabled vents on no more than one-third the length of any building. This 25-foot height limitation may be increased subject to an adjustment in compliance with Section 22.70.030 subject to a visual study that supports a finding that buildings will have appropriate forms to minimize their visual impact on surrounding properties and Highway 101.

- c. **Building coverage limitation.** Building ground floor coverage is limited to 20 percent of the site.
- d. **Landscaping/screening.** The south and east sides of the site shall be screened with landscaping capable of a minimum 15-foot height at plant maturity, outside any required solid fencing.

[Amended 1996, Ord. 2776]

- 4. **Theater Drive.** The following standards apply to a property on the west side of the Theater Drive / Highway 101 interchange, as shown in Figure 104-71.

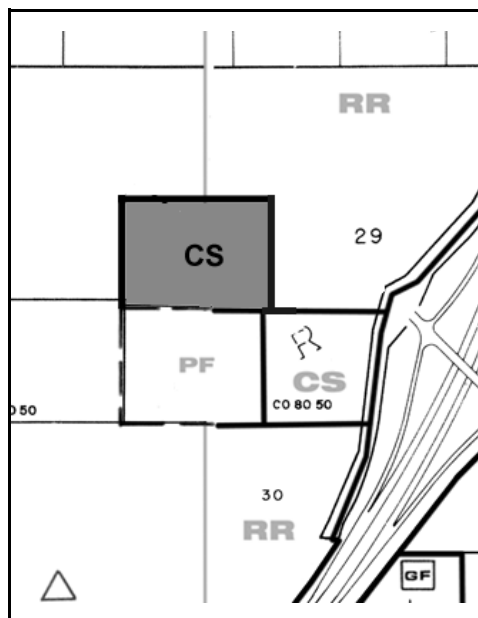


Figure 104-71 - CS - Theatre Drive

- a. **Limitation on use.** Land uses shall be limited to agricultural processing, agricultural accessory structures, caretaker residence, crop production and grazing, incidental offices, accessory storage, outdoor storage yards, and vehicle and freight terminals.
- b. **Screening.** Any structures, parking areas and access roads visible from Highway 101, Main Street or Theater Drive shall be screened with landscaping capable of providing 80 percent screening within five years of installation.
- c. **Noise.** A noise mitigation plan shall be submitted with application for land use permit or land division. The plan shall include measures such as buffers, solid feeding, vegetated earthen berms and site design that would ensure that generation of noise would not significantly affect future residential uses on adjacent sites.

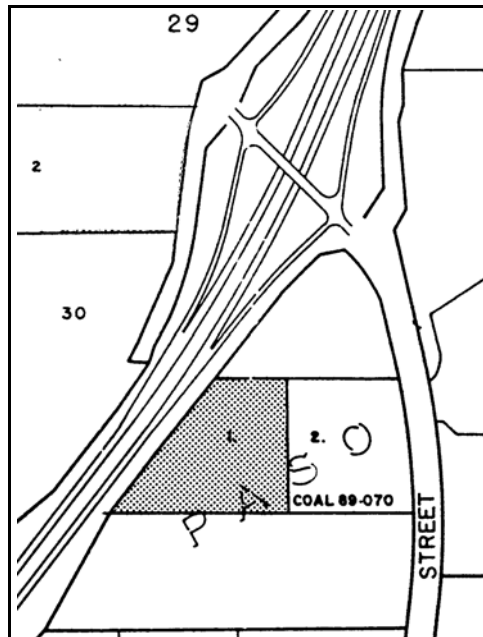
[Added 2006, Ord. 3096]

**J. Industrial (IND).** The following standards apply within the Industrial category.

1. **Permit requirement.** Minor Use Permit approval is required for new industrial construction or subdivision unless a Conditional Use Permit is otherwise required by this Title. Plan proposals shall include design provisions for internal orientation and circulation; substantial fencing and landscape screening to buffer adjoining residential areas; provide an amenable view from fronting streets; and provisions for mitigating noxious effects, appropriate services and adequate circulation.
2. **Buffer requirement.** Storage yards and other Industrial outdoor use areas shall be set back 100 feet from adjacent residential uses and land use categories.
3. **Limitation on use - Railroad property.** Allowable land uses are limited to: offices; accessory storage; storage yards; vehicle and freight terminals; and warehousing.

**K. Public Facilities (PF).** The following standards apply within the Public Facilities land use category.

1. **North County Regional Center site.** The following standards apply only to the County property at the No. Main Street and Highway 101 interchange as shown in Figure 104-72.



**Figure 104-72 - PF - North County Regional Center - Templeton**

- a. **Setback requirement.** A 25-foot landscaped setback is required from the Highway 101 right-of-way for buffering and screening views from Highway 101.
- b. **Architecture.** Buildings should exemplify the historic character of Templeton.

2. **West side of the railroad between Gibson and Phillips Roads.** The following standards apply only to the property west of the railroad between Gibson and Phillips Roads shown in Figure 104-73, in addition to Subsection K.1.
- Limitation on use.** Land uses shall be limited to libraries and museums, outdoor sports and recreation, and public assembly and entertainment, in compliance with the land use permit requirements of Section 22.06.030.
  - Access limitations.** To minimize impacts to the existing residences on Gibson Road until a “through connection” is established, land uses shall be limited to libraries and museums, and outdoor sports and recreation. The project shall be limited to the capacity for traffic on Gibson Street at level-of-service (LOS) C, reserving capacity for other development affecting the street at build-out.
  - Operational standards.** To minimize the impacts of noise, water use, and night time illumination, proposed development shall comply with the requirements of the Noise Element of the General Plan, and the water-efficient landscape standards in Chapter 22.16.
  - Hours of operation.** All loud outdoor activity shall be limited to the hours between 7 a.m., and 10 p.m.

[Amended 1999, Ord. 2865]

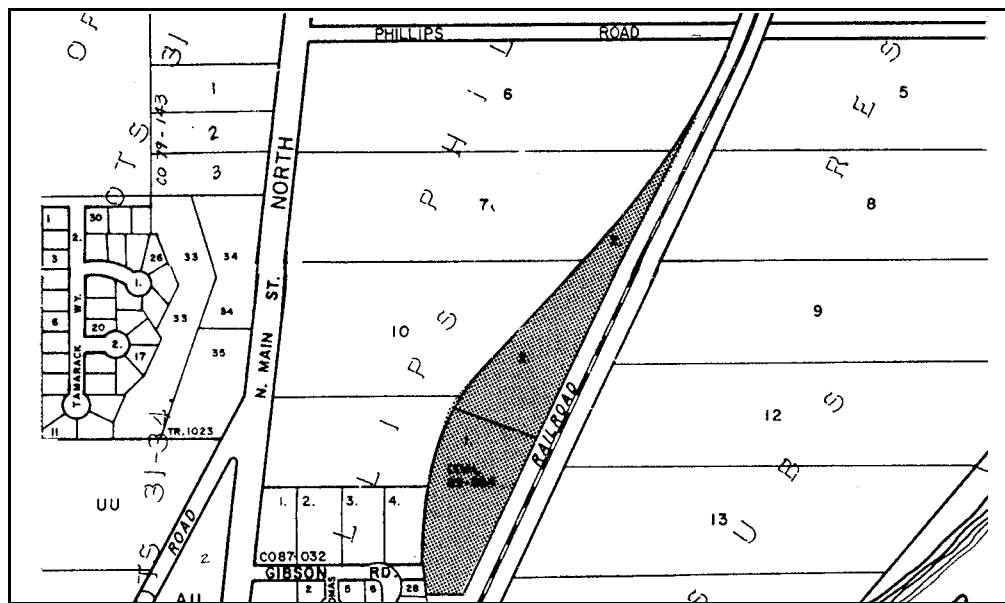


Figure 104-73 - PF - West Side of Railroad - Templeton



3. **South Main Street and Templeton Road site.** The following standards apply only to the property located at the corner of South Main Street and Templeton Road as shown in Figure 104-74.

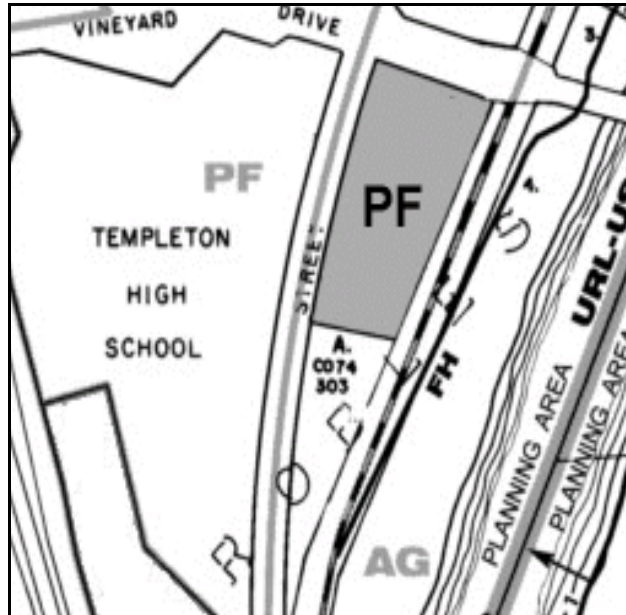


Figure 104-74 - PF South Main St. and Templeton Rd

- a. **Trail Corridor.** New development shall be accompanied by development of a 20-foot wide recreational trail corridor in the vicinity of either South Main Street or the Southern Pacific Railroad right-of-way. The location and development of the trail corridor shall be at the discretion of County General Services-Parks Division.
  - b. **Limitation on access.** Direct access onto Templeton Road shall be prohibited.
  - c. **Limitation on use.** Land uses shall be limited to indoor amusement and recreation facilities, libraries and museums, outdoor athletic facilities, public parks and play-grounds, schools, sports assembly, temporary events, health care services, social service organizations, caretaker quarters, offices, public assembly and entertainment facilities, and transit stations and terminals, in compliance with the land use permit requirements of Section 22.06.030.
  - d. **Design Standards.** Development shall be in conformance with Templeton Community Design Plan. Prohibited exterior building materials include metal siding, unfinished or painted concrete block, and highly reflective surfaces.
4. **South Main Street site.** The following standards apply only to the property located between South Main Street and Highway 101 as shown in Figure 104-75.
- a. **Setback requirement.** A minimum 25-foot landscaped setback is required from Highway 101 right-of-way for buffering and screening views from Highway 101.

- b. **Limitation on use.** Land uses shall be limited to indoor amusement and recreation facilities, libraries and museums, outdoor athletic facilities, public parks and playgrounds, schools, sports assembly, temporary events, health care services, social service organizations, caretaker quarters, offices, public assembly and entertainment facilities and transit stations and terminals, in compliance with the land use permit requirements of Section 22.06.030.

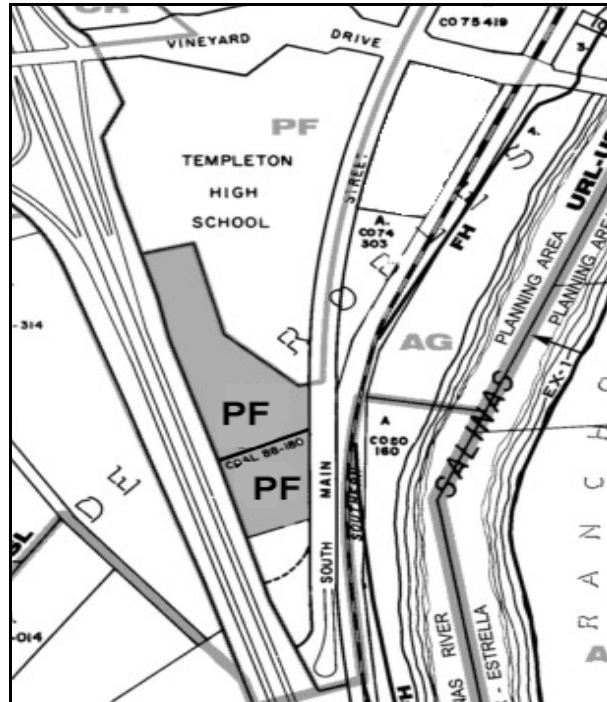


Figure 104-75 - PF South Main Street

- c. **Design Standards.** Development shall be in conformance with Templeton Community Design Plan. Prohibited exterior building materials include metal siding, unfinished or painted concrete block, and highly reflective surfaces.